

Application Number	21/00790/AS
Location	Land between Woodchurch Road and, Appledore Road, Tenterden, Kent
Grid Reference	173267
Parish Council	Tenterden
Ward	Tenterden South Ward
Application Description	<p>a) Outline application for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian and cycle only), and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration') b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.</p>
Applicant	Wates Developments Limited, Wates House, Station Approach, Leatherhead
Agent	Judith Ashton Associates
Site Area	24.34 hectares

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|--|-----------------|--|
| (a) 270 R approx.
Petition 260 R
approx. .
2S | (b) Tenterden R | (c) ABC Cultural services R,
ABC EP X, CPRE R, Gas X,
HM X, HWAONB X, Kent
Fire X, KCC DUC X, KCC
Ecology R, KHS X, KCC
Heritage X,
KCC PROW R, KWT R,
Minerals X, NE X, POL X, SE
X, SWS X, UK Power X,
WKPS R |
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Introduction

1. This application is reported to the Planning Committee as it is a major application under the Council's scheme of delegation. This is a hybrid planning application i.e. part outline and part full application. It is a further submission in relation to this site following the hybrid planning application ref 19/01788/AS refused permission by the Council in September 2020. The main difference is the number of dwellings on the outline part of the scheme being changed from 'up to 250 dwellings' to 'up to 145 dwellings'. The number of new vehicular accesses to Appledore Road reduced from two to one located at the eastern end of the site.

Site and Surroundings

2. The application site is 24.34 hectares in area situated to the north of Appledore Road and southeast of Woodchurch Road, adjoining the built up edge of Tenterden. At present it comprises of a number fields / 14 parcels of land (Fields F1 -14 as described in the application) some of which are used for occasional grazing, and one of which is currently a sports pitch. The field boundaries are generally enclosed by trees and hedgerow. Some trees within the site are subject of Tree Preservation Orders. A Public Right and Way (PROW) AB12 bisects the application site running from Appledore Road at the southern edge of the site to Woodchurch Road at the northern edge of the site. The application site location plan and field plan F 1- F14 are shown in figures 1 and 2 below.

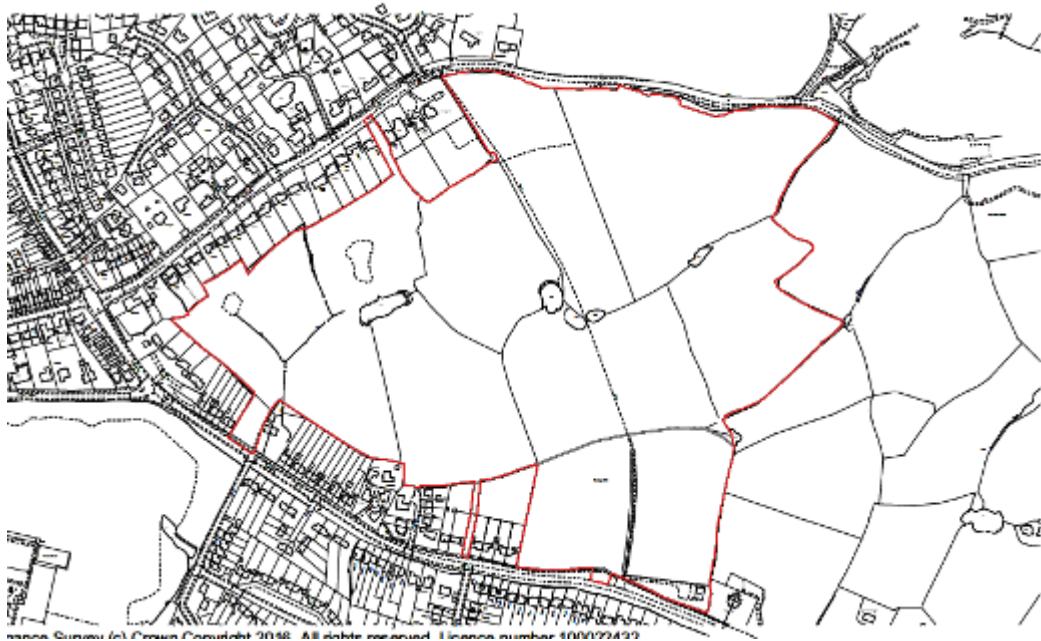


Figure 1: Site location plan



Figure 2: Site field plan

3. In addition to the existing footpath AB12, an Order to record a new public footpath AB70 circulating the site was made in December 2020. As an objection was received the Order has been submitted to the Secretary of State for determination. KCC PROW and Access Service advise that the

planning inquiry to deal with this is not likely to take place for at least a year due to a backlog of cases at the Planning Inspectorate. It will not be known if the Order is confirmed or not until then. The definitive map accompanying the Order showing footpath AB70 is shown in figure 3 below.

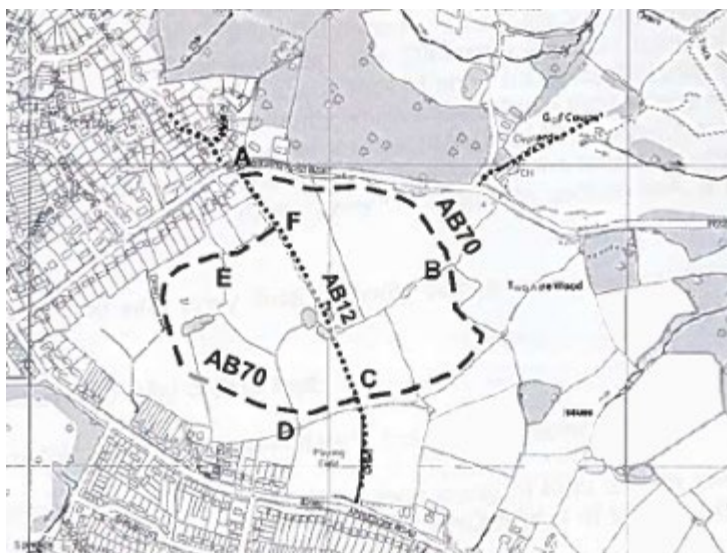


Figure 3: The definitive map showing proposed footpath AB70 and existing footpath AB12

4. There is a change in levels within the site with a ridge of higher ground rising to around 63mAOD, which runs north-south just to the east of the AB12 PROW. To the west of the ridge the land slopes down into a bowl towards the edge of the site with the upper and the northern slopes (F3 and F6) generally steeper, gradually becoming shallower towards the bowl bottom which lies towards the southern edge in fields F4, F5 and F7. The southeast fields (F13-F14) are relatively flat although sloping gently to the southwest. The land along the south-western edge lies at around 49.5m AOD. The lowest lying point of the site is the northeast corner of field F11 adjacent to Woodchurch Road, which lies at around 43.5mAOD sloping down steeply from the north-south ridge. The eastern boundary lies roughly at around 53m AOD.
5. The High Weald Area of Outstanding Natural Beauty (AONB) lies relatively close to the eastern edge of the site and actually adjoins the application site at the eastern point of field F12. To the north of the application site on the opposite (northern) side of Woodchurch Road is the Knock Wood Local Wildlife site (LWS) site comprising of broadleaved woodland. The surrounding designated areas in relation to the application site are shown in figure 4 below with AONB shown in light yellow.

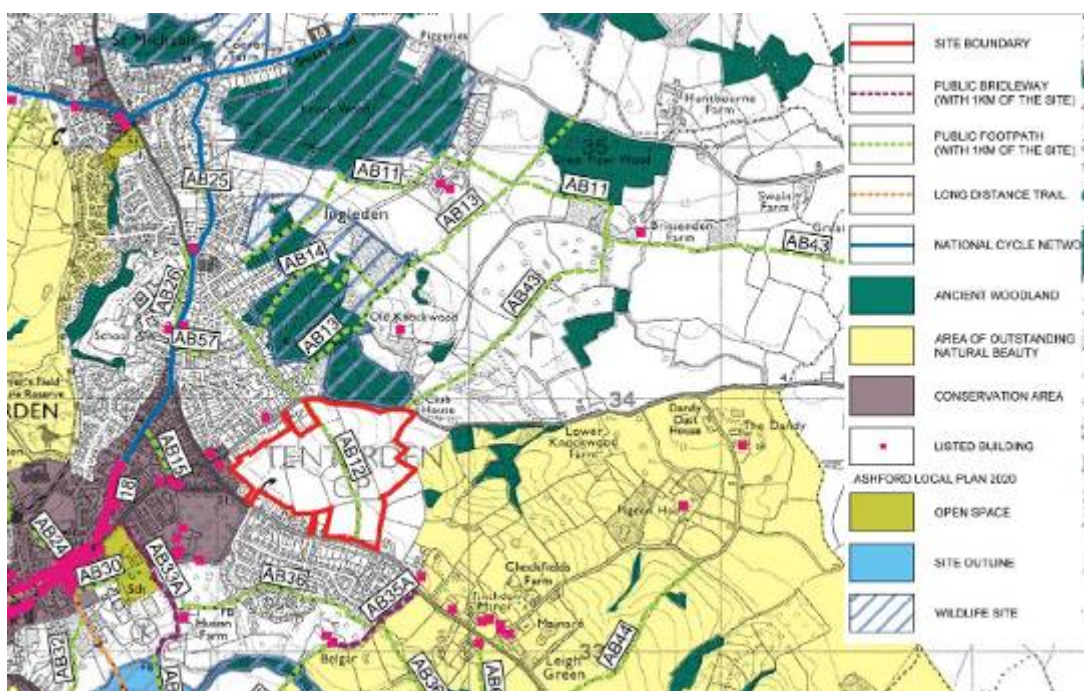


Figure 4: surrounding designations

6. Residential development physically adjoins the western and southern boundaries of the site. The western boundary adjoins ribbon development located along the Woodchurch Road comprising of mainly detached houses sited typically within spacious well landscaped plots. The Woodchurch Road forms part of a major entrance into Tenterden and a subtle lower density gradual transition from the countryside into Tenterden.
7. The southern boundary adjoins houses initially along Beacon Oak Road and then Appledore Road. This is mainly ribbon development apart from two small cul-de-sacs. The housing is mainly 2 storey semi-detached with some detached homes again sited within quite spacious and well landscaped grounds. A particular characteristic of Appledore Road is mature trees regularly planted within the grass verges on both sides of the highway. These create a strongly tree lined street with avenue qualities which continues beyond the application site to the southeast where the built form then becomes more sporadic finally giving way to open countryside beyond.
8. The Tenterden Conservation Area lies at the southwest corner of the site. The application site directly adjoins the Conservation Area (comprising of the rear garden boundaries of dwellings) for approximately 90m. The conservation area then stretches away from the site to the northwest, west and south. The nearest listed building is Stace House a 2.5 storey (Grade 2) dwelling located

just beyond the southwest corner of the application site at the junction between Beacon Oak Road and Woodchurch Road. Another Grade 2 listed building, Craythorne House, a 3 storey building, is located on the opposite side of the Beacon Oak Road and Woodchurch Road junction. The application site all lies within Flood Zone 1.

Proposal

9. This is a hybrid planning application comprising both outline and full planning proposals. The application comprises of the following:
 - a) Outline application (matters of appearance, landscaping, layout and scale reserved for future consideration with access detail for approval at this stage)
 - (i) Up to 145 residential dwellings with 50% being affordable and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas sustainable drainage systems, landscape buffers and green links.
 - (ii) The creation of two access points from Appledore Road, 1 x main vehicular (all modes) access and 1 x emergency, pedestrian, and cycle access only. On the Woodchurch Road a pedestrian and cycle only access. These access details are requested to be approved at this stage.
 - b) Full planning application.
 - (i) The change of land use from agricultural land to land to be used as a country park (8.66 ha) and the creation of a 'community orchard.
 - (ii) Land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping.
10. The outline part of the application relates to the western part of the site while the full application part relates to the eastern portion of the site. The general distribution of the proposals is shown in figure 5 below



Figure 5: General distribution uses.

Outline application up to 145 residential dwellings

11. In respect of the outline element, apart from access details all other matters are reserved at this stage. The applicant has provided an indicative masterplan and other indicative plans of the proposed residential developable area to show how the development proposed could be accommodated on the site. The masterplan states 141 dwellings (not the maximum 145 in the description) with an indicative breakdown of accommodation as follows:

1 Bed flat	24
2 Bed flats	7
2 bed house	40
3 Bed houses	48
4 Bed houses	22

12. As this is indicative the mix and type of accommodation is not being determined at this stage. The illustrative masterplan is shown in figure 6 below.



Figure 6: indicative masterplan

13. The masterplan shows a series of proposed smaller irregular clusters of dwellings that are generally outward facing with road frontages. The clusters are mainly cul-de-sacs but are all linked to a main access road from Appledore Road which would circulate this part of the site. Located in between the clusters are a series of landscaped and sustainable urban drainage (SUDs) areas. 3 play areas and 1 outdoor gym are also shown within or close to residential area.
14. The submitted design and access statement shows an indicative scale of development of primarily 2 storey dwellings, while some flats are proposed at 2.5 storeys (so with rooms in the roof). The indicative scales are shown in figure 7 below.



Figure 7 indicative scale of residential development.

15. A further plan shows how indicative units and tenure types could be distributed around the site with flatted development (shown in red) concentrated in the south west corner. The plan is shown in figure 8 below.



Figure 8 indicative unit types and tenure

16. The indicative plans show parking for the dwellings as mainly on plot tandem parking to the side of homes with some garages/carports and occasional frontage parking and courtyard parking for the flats. Some on street parking is identified for residents/visitors, however only the visitor parking has specific on street parking bays identified on the masterplan. The indicative parking arrangement is shown in figure 9 below



Figure 9: Indicative parking provision

17. The design and access statement outlines the use of Wealden red-brown brick as main walling, Wealden clay roof and wall hanging tiles, timber weatherboarding and fenestration. Appearance, however, is not being determined at this stage. Hard surfacing would seek to limit the use of black macadam to the main parkland road/access road with hard surfacing otherwise reflecting materials used in Tenterden where possible such as cobbles and gravel. Boundaries would either be hedges, post and rail fencing, ragstone walling or brick walling.

Access arrangements (detail to be approved at this stage as these are not 'reserved' for future consideration)

Main vehicular access

18. The proposal is for a single main vehicular access point (for all modes of movement) from Appledore Road to the west of field F13 near to the existing sports pitch. This has been designed as a simple priority junction. The site access includes a 5.5m wide carriageway. 6m radii with Appledore Road and

2m wide footways on either side to tie in with the existing footpath along the Appledore Road. In order to accommodate this access a horse chestnut tree situated along Appledore Road is to be removed and compensatory planting provided. The main access detail is shown in figure 10 below

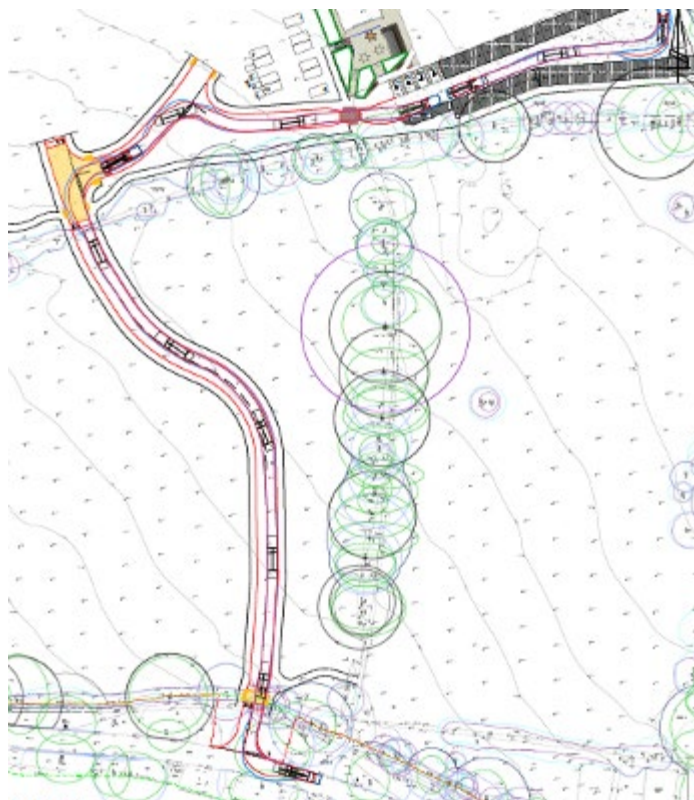


Figure 10. Main access detail to Appledore Road for approval

Pedestrian/ cycle and emergency accesses to Appledore Road

19. A 3.75m wide pedestrian cycle and emergency only access arrangement is also proposed at the western end of the site adjacent to No 13 Appledore Road around 20m west of the Shrubcote/Appledore Road Junction. Existing vehicle access into No 11 and 13-15 Appledore Road would be retained at this location. A bollard that can be lowered with an emergency key would be located beyond the retained driveway accesses, to ensure that the route can provide a secondary emergency access into the site if needed but otherwise prevent vehicular usage. The access is shown in figure 11 below.

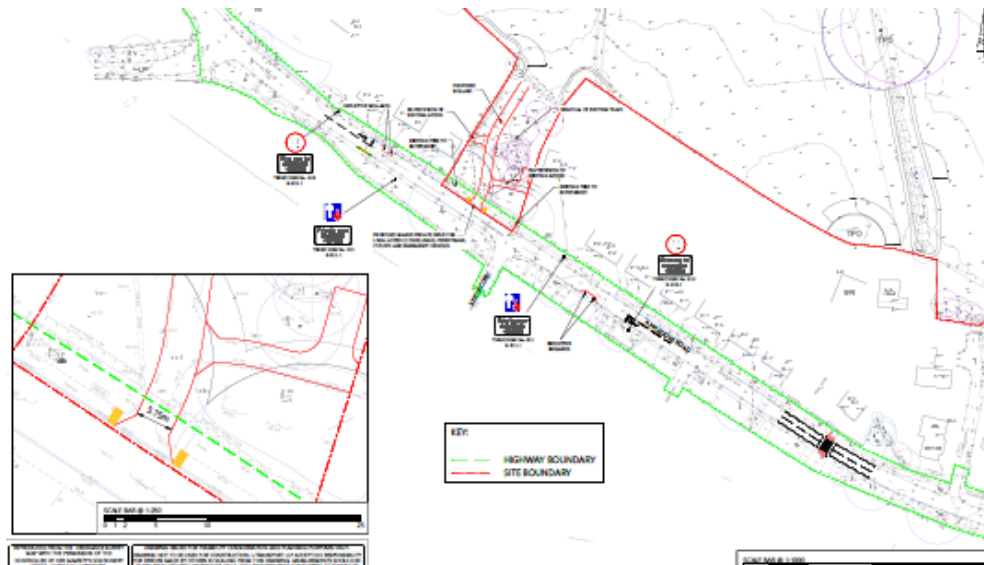


Figure 11: Pedestrian/ cycle and emergency accesses to Appledore Road

Pedestrian and cycle only access to Woodchurch Road

20. A pedestrian and cycle only access agreement is proposed onto Woodchurch Road between the properties “Greenways” and “Willow Cottage” some 75 m west of the junction with Knockwood Road. The access details are shown in figure 12 below.

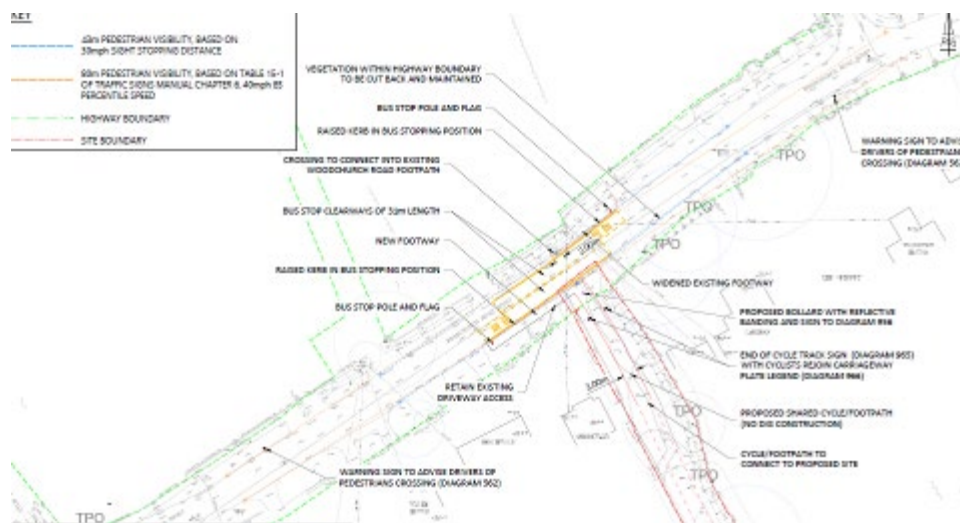


Figure 12: Pedestrian and cycle only access to Woodchurch Road

Traffic calming measures along Appledore road

21. Speed restriction measures are proposed along the Appledore Road to reduce the existing 40mph zone to 30 mph by extending the length of the 30mph limit on Appledore Road from its current location some 30m from the junction with East Hill, to the junction with William Judge Close and to introduce traffic calming measures as below.
- (i) A one-way priority shuttle working (located east of the junction with East Hill) with eastbound traffic ceding priority to westbound movements. This includes associated build out, road markings, reflective bollards and signage;
 - (ii) A one-way priority shuttle working (located east of the Shrubcote (West) junction) with westbound traffic ceding priority to eastbound movements. This includes associated build out, road markings, reflective bollards and signage;
 - (iii) The central section of Appledore Road includes a single zebra crossing (located west of Limes Close) with drop kerbs and tactile paving;
 - (iv) A one-way priority shuttle working (located west of the proposed site's vehicular access) with eastbound traffic ceding priority to westbound movements. This includes associated build out, road markings, reflective bollards and signage
 - ;
 - (v) A one-way priority shuttle working (located east of the proposed site's vehicular access) with westbound traffic ceding priority to eastbound movements. This includes associated build out, road markings, reflective bollards and signage; and
 - (vi) A 30mph gateway feature including 30mph road marking roundel, red surfacing, white picket fencing and 30mph signs to the east of the junction with William Judge Close.

Full planning permission

- 22 This element of the hybrid application comprises;-
- (i) The change of land use from agricultural land to land to be used as a 'Country Park' (8.66 ha in extent) and creation of a 'community orchard'.
 - (ii) Land to be used as formal sports pitches (3.33 ha in extent), together with a new pavilion building to serve the pitches. Including accesses, ancillary

parking, pathways, sustainable drainage systems and associated landscaping

23. The proposed country park, would encompass the whole of the eastern part of the site (the whole of Fields F8, 9, 11 and 12), to be a managed natural space. Key objectives for the country park include enhancement of biodiversity and provision of informal recreation. Equipment has been kept to a minimum, including only small areas of timber seating.
24. The country park would encompass a retained and enhanced landscape structure of tree belts, hedgerows, scrub and grassland mosaic, meadows, acid grasslands, and ponds. Likewise, it would provide for the retention of mature and veteran trees, tree belts and hedgerows along historic boundaries to enhance the sites landscape structure. Lost boundaries would be restored, existing ponds and watercourses retained, and enhanced, and extensive lowland meadows managed to enhance biodiversity. In addition, new damp grasslands would be created, informal paths introduced connecting with PRow to provide public access. Interpretation boards would be provided to explain key features, the provision of trails and a community orchard to enhance community engagement and learning. It would be a 'dark sky' environment with no proposed external lighting. The location of the country park pavilion and sports pitches is shown in figure 13 below.



Figure13. Country park pavilion and sports pitches.

25. A mixed orchard of apple and plums, encompassing a cobnut plat is proposed at the northern extremity of the site, adjacent to Woodchurch Road and the PRow. Its location is intended to act as a place-making device and provide biodiversity and social benefits.

Sports pitches and new pavilion

26. Fields F10 and F14 are proposed to accommodate sports facilities. These comprise the following:

1 x 11 (a side) v11 Adult Football Pitch on field F10

1 x 9v9 Junior Football Pitch on field F14

1 x 7v7 Mini Soccer Pitch (55m x 37m) on field F14

2 x 5v5 Mini Soccer Pitch (37m x 28m each) on field F14

No floodlights are proposed.

27. The size, location, orientation and design of these sports pitches, as well as the run-off space has been designed in accordance with Sports England's guidance and together with the pavilion would form a hub site, capable of supporting local football teams across adult and junior age groups. The pitches would require involve some cut and fill works to provide levelling. A plan showing the proposed sports pitches, pavilion and parking area is shown in figure 14 below.



Figure 14: Proposed sports pitches, pavilion and parking area

28. A new Pavilion building is proposed within the site on the western boundary of parcel F10 adjacent to the proposed new 11 a-side pitch. It comprises a single storey pitched roof building measuring 8 m high to the ridge, 35.7 m in length x 16.4 m wide (max) providing approximately 500sqm of internal floorspace

The pavilion would provide the following accommodation;-

- Two team changing rooms
- Two officials changing rooms
- Physio and first aid room
- Club Room /Drill Hall (80m²)
- 2 meeting rooms (12m² each)
- Office (6m²)
- Kitchen and servery
- Storage (totalling approx. 72m²)
- Spectator toilets.
- 62 car parking spaces.

29. The elevations of the pavilion building are shown in figure 15 below

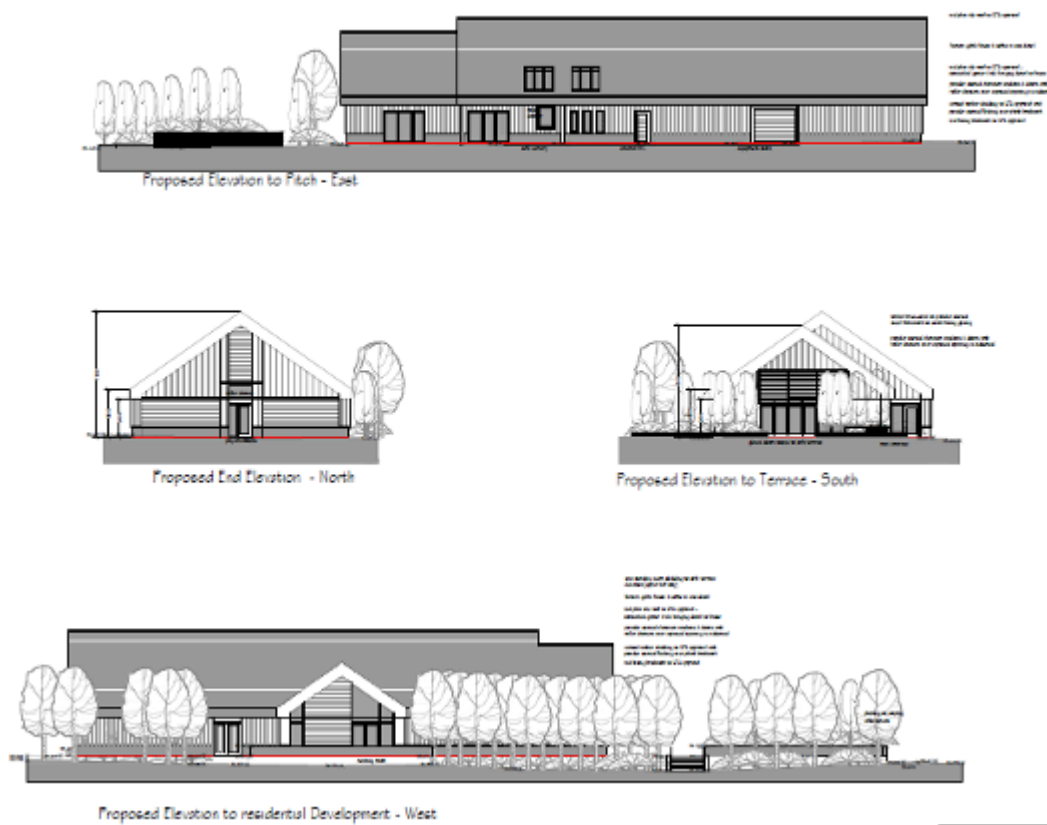


Figure 15: Pavilion building

30. The Pavilion building would be finished in a red plain tile roof, vertical timber cladding and a red facing brick plinth. The windows and doors would be powder coated aluminium with roller shutters over exposed openings. Other features are timber brise-soleil on powder coated steel framework to the south facing glazing with feature gables and soffits in zinc detail.
31. The pavilion and sports pitches would be served by a new car park located south of the 11 a side pitch providing 56 spaces and 4 disabled spaces. It would be connected to proposed main access to the Appledore Road.
32. The following supporting documents have been provided to accompany the application as summarised below.

Planning Statement (PS)

PS1 - Rather than to appeal the previous refusal, the developers chose to consider the substance of the concerns raised, to understand them and address them through

a revised application. This led to a detailed peer review, involving new landscape, ecology, and heritage consultants, who having reviewed the former scheme, and worked with both the original architect and then draw up the new application over the past 6 months; which whilst encompassing the same benefits, has seen a significant reduction in the overall scale of housing development proposed on the site.

PS2 - The proposed changes to the scheme include the reduction in the unit numbers, the reconfiguration of the development parcels; and the changes to the accessing arrangements to address the landscape and townscape setting issues, as well as the tree loss and impact on the character of Tenterden Conservation area / the character and appearance of the surrounding area raised in connection with the former application. The proposed changes to the scheme also look to improve on the privacy and amenity of future residents, the biodiversity impacts of the development and the implementation of the ecological mitigation measures.

PS3 - The applicant considers the application would generate a significant number of benefits. It would allow the delivery of new homes in an area where such homes are needed, assist in meeting the Councils 5 year housing land supply, provide 50% affordable housing, which is in excess of policy requirement and reflect the fact that housing affordability in the area is getting worse. It would provide open space and recreational facilities for existing and future residents of Tenterden and further afield. It would provide additional employment during construction and operation of the development, additional local spend in the local area, assisting in the maintenance of the vitality and viability of local services, and contributions to local services and facilities, such as schools and health facilities, through a S106 agreement.

PS4 - This application is being promoted on the basis of policies SP1, SP2 and HOU5 of the ABLP and the applicant states this application would help the Council meets its housing needs in Tenterden, the second most sustainable settlement in the borough, on the most sustainable greenfield site in that settlement.

PS5 - The applicant recognises in terms of adverse effects, there would be localized effects on the landscape character of the site however they consider that the limited harm identified does not outweigh the significant benefits that have been identified.

PS6 - A single point of access is proposed to the east of field F13, near the existing sports pitch and is a simple priority junction. To accommodate the access one of the Horse Chestnut trees (T43) on Appledore Road is proposed to be removed and compensatory planting provided. They are also proposing to extend the length of the 30mph limit on Appledore Road. A cycle and pedestrian only access arrangement is proposed onto Woodchurch Road.

PS7 - The Pavilion Building has been designed to Football Association standards and comprises a single storey building which is circa 500sqm in size and provides a range of facilities. The building is intended to provide much needed facilities for local football teams and other teams, the cadets and other community uses. The

placement of the building is in accordance with Sport England's requirements. The layout of the 5 pitches has been organized to cause minimum visual impact on the AONB and to give maximum convenience to future users by placing it near to the proposed parking area and the PROW.

PS8 - The applicant explains the country park is to be a managed natural space and that the enhancement of the biodiversity of this area is the key objective, including diversifying the existing habitats and introducing new habitats. The other key objective is the provision of formal recreation. It will provide for the retention of mature and veteran trees, tree belts and hedgerows along historic boundaries to enhance the sites landscape structure.

PS9 - The general principles adopted to the development are to maintain and strengthen the landscape features on the site and to ensure the proposed development integrates with its surrounding, allowing the proposed landscape areas to create a link between the town and the proposed country park.

PS10 - Aside from the principle of development, the applicant has also sought to address a number of other issues which are considered material to the determination of the application. These include the housing land supply in Ashford; affordable housing needs; recreational needs; the site's suitability of development; presumption in favour of sustainable development; and the ability to deliver the site within the next 5 years; the landscape and visual impact of the proposed development on the area; the effect of the proposed development on existing landscape features; the impact of the proposed development on areas of ecological interest/protected species; the impact of the proposed development on the archaeological and built heritage of the area; the sites ability to accommodate this level of development, the nature of the residential accommodation and the level of affordable provision; the impact of the form, layout and design of the proposed development on the amenity of adjacent residents; the effect in highways and transportation terms, the sites suitability for development in terms of flood risk; the impact of the proposed development in terms of loss of agricultural land; and the effect of the proposed development in terms of energy consumption, foul water drainage, the capacity of the service providers and impact on local infrastructure.

PS11 - Having regard to the above, the applicant believes the proposed development complies with policy HOU5 and would contribute to the Council's Housing land supply requirements / housing need. In determining application 19/01788/AS, ABC only cited non-compliance with parts e, f (i, ii, iii, iv and vi), there being no conflict alleged with parts a, b, c and d.

PS12 - Outstanding commitments in Tenterden (Tent1A, Tent1B, Pope House Farm and Tilden Gill) amount to 387 dwellings. This will generate a 9.92% increase in Tenterden's existing housing stock of 3900 dwellings. The proposed development at up to 145 dwellings would represent growth of 3.72% in Tenterden's existing housing

stock. When combined with other outstanding committed growth there would be a 13.64% increase in Tenterden's existing housing stock.

PS13 - Population increase would not have a harmful impact on the ability of facilities and services to support the population and the need for additional mitigation and infrastructure provision can be secured via Section 106. The development would be proportionate to the existing settlement and in line with Tenterden's ability to absorb the growth within its day-to-day services via existing provision or appropriately secured mitigation and enhancements.

PS14 - The application site is within easy walking distance of basic day to day services in Tenterden and that in addition future residents would have access to sustainable methods of transport to access a range of services and higher order settlements. The site can be accessed safely by all modes from two points on Appledore Road; and a further pedestrian and cycle access is to be provided from Woodchurch Road.

PS15 - The previous application assessed the ability for a single point of access to serve a development of up to 250 dwellings, which was supported by KCC as the local highway authority. It therefore follows that a single point of access remains acceptable given the smaller scale of development now proposed.

PS16 - Tenterden Parish was designated as a Neighbourhood Area on 12th March 2019 and is currently progressing a Neighbourhood Plan. A date for Reg 14 consultation has yet to be confirmed. The plan is thus in its infancy and should be afforded no weight in the decision making process.

PS17 - The affordable housing mix would be agreed at the reserved matters stage. An illustrative site layout demonstrates what could be provided – with affordable housing pepper potted across the site. The units would provide for an agreed tenure split of 10% Affordable/Social Rented Accommodation and 30% Affordable Home Ownership Products in accordance with the requirements of policy HOU1 of the ABLP 2019.

PS18 - The Country Park, children's play areas and community orchard along with SUDs features and ecological enhancement works will improve the biodiversity of the site overall. In addition the development will look to provide for biodiversity net gain, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.

PS19 - Concerning deliverability, the site is already under contract to the applicant, it is anticipated the development of the site will start as soon as is practically possible after the grant of planning permission. The site is available for development, is suitable for development, and can achieve the scale of development proposed within the next 5 years.

PS20 - The DAS explains how the built development will integrate with the landscape by combining the green network, the massing of the proposed buildings, the blue network, and road network to create a distinctive sense of place that respects the site and surrounding area. The main negative landscape effects would be localized upon the western end of the site, with the proposals also providing some positive effects for the eastern end of the site and the hedgerow network; and that effects on landscape receptors around the site and further from then site would be minor or less. There would be no significant potential for long view from the High Weald AONB either to the east or south west of the application site.

PS21 - Overall the Arboricultural impacts of the proposed development compares favourably with the refused scheme.

PS22 - The Ecological Assessment (EA) confirms that the application site is not situated within any statutory or non-statutory designated sites. Following detailed ecological survey work, it has been found that the site and surrounding study area is home to bats, great crested newts, reptiles (slow worms, common lizards and grass snakes) and breeding birds. As a result, the proposed development has been designed to accommodate a number of ecological mitigation and enhancement works, all of which would ensure the protection of these species and biodiversity net gain.

PS23 - The Landscape and Ecological Management Plan provides for the management and maintenance of the landscape works and associated ecological mitigation works and SuDs regime in the long term.

PS24 - The illustrative site layout shows that the proposed houses situated along the southern boundary of the site are, at the closest, circa 10m from the boundary with the existing dwellings in Appledore Road and Limes Close, and that back to back distances are 30 - 45m. Likewise, the illustrative site layout shows that the proposed houses situated along the western boundary of the site are, at the closest, circa 10m from the boundary with the existing dwellings in Woodchurch Road, and that back to back distances are in excess of 60m. The spatial separation between the proposed development and existing dwellings is thus considerably greater than the 21m back to back distances normally accepted on new developments. The applicant has a strong track record as a considerate contractor and will sign up to a Considerate Contractor's Scheme for this project.

PS25 - The combined public transport infrastructure within the local vicinity of the site is therefore very good, with many sustainable travel opportunities available to future residents of the site. A Travel Plan Statement has been provided to demonstrate how the developer intends to try and reduce the use of the private motor car.

PS26 - The FRA submitted with the application demonstrates that the application site is located within Flood Zone 1 – an area of low probability of flooding where all land

uses are appropriate. The Surface Water Drainage Strategy encompasses a variety of sustainable drainage systems (SuDS) that would be designed to store the volume of water associated with a 1 in 100 year rainfall event, plus an additional allowance to account for increased rainfall due to climate change (40%), which would provide a betterment over the existing situation. The introduction of a SuDS strategy would also ensure that the proposed development does not exacerbate the potential for flooding elsewhere in the area. Neither KCC as Local Lead Flood Authority or the EA opposed the previous development for a significantly greater quantum of development.

PS27 - The Foul Water Drainage Strategy would connect the development into the existing foul drainage system located in Appledore Road. Southern Water have already made provision for the development in their infrastructure planning.

PS28 - The Heritage Statement advises that the heritage assets identified in the vicinity of the site include St Mildred's Church and the Tenterden Conservation Area, Grade II Listed Stace House and Grade II Listed Craythorne. It is considered that the proposed development would not impact upon these heritage assets nor would it adversely impact upon views of St Mildred's Church tower from the site.

PS29 - The Archaeological Desk Based Assessment demonstrates that whilst the site has low archaeological potential for significant archaeological evidence for all periods, there is a high potential for archaeological evidence relating to Post Medieval agricultural activity in the north-western corner of the study site. It goes on to advise that any archaeological features that may be present on the study site would probably be of local importance, and that any archaeological investigation, could form a planning condition. The Archaeological Desk Based Assessment also explains that documentary and cartographic evidence indicates that the former town gallows, which HER data suggested may fall within the site, actually stood at a crossroads which lay outside of the proposed development site boundary.

PS30 - The Heritage Landscape Assessment explains how the proposed development has sought to minimise the impact on the historic landscape through a combination of retention and avoidance, and sympathetic development at a scale and grain which would fit comfortably into its surroundings.

PS31 - A Ground Appraisal Report has indicated that the risks from land contamination to the future users of the land and neighbouring land appear to be minimal, together with those to controlled waters, property and ecological systems, and that as such the development ought to be capable of being carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

PS32 - A minerals assessment has demonstrated that the extraction of the small mineral reserve that exists on site would not be viable or practical. Whilst an outline scheme the illustrative layout seeks to reflect the aims and objectives of Secure by Design.

PS33 - The proposed development would meet its infrastructure needs via a S106 - as long as these contributions sought are fairly and reasonable related to the scale of development proposed - such that there would be no adverse impact on day to day services. The proposed development would generate significant economic, social and environmental benefits. The application site is highly sustainable. Development on this site is capable of being assimilated with the wider area without detriment to the character of the area, or amenities of local residents. The landscape strategy, drainage strategy and ecological strategy will all enhance the site's nature conservation value.

Design and Access Statement (including 'Tenterden Morphology Study') D&A

D&A1 – The aim has been to produce a design which is compatible with the distinctive qualities of Tenterden, which results in wildlife and landscape improvements and is sympathetic to new and existing residents alike. The scheme is 'landscape-led' in that it understands, retains and respects its context, and allows the context to shape the design.

D&A2 – This application now focuses on retaining views to St Mildred's, creating a network of greenways and ecology corridors through the site and a considerable reduction in the approach to density. The result is a much more loose and natural development pattern with abundant greenspaces. Importantly no reduction in country park, sports pitches, orchards and green spaces has been made.

D&A3 – The scheme creates small housing clusters within the historic field demarcations. A new parkland road provides a connection to these clusters, crossing a series of new greenways. Access to these housing clusters from the parkland drive is via a minor rural scale lane and/ or mews streets, creating a legible hierarchy of roads for the proposals.

D&A4 – The residential development is primarily 2 storey dwellings set within small clusters created by the natural landscape constraints of the field boundaries and existing drainage. Flats are proposed as 2.5 storeys with rooms in the roof, keeping a lower scale of development and locating these in the more connected settlement edge locations. The density is proposed at 11.74 dwellings per hectare. This compares favourably with recent nearby existing development patterns on the edges of Tenterden which have generated a gross density of between 15 and 23 dwellings per hectare.

D&A5 – The design has focused on realising the overall ecological potential of the site as well as creating contiguous ecological green corridors that space throughout the site.

D&A6 – This hybrid planning application shows the residential development in outline indicative detail only but the proposals have been concerned with scale, built form, density, the relationship of buildings to open space, roads and hardstanding, all in the pursuit of providing a sense of place which complements the existing town.

This proposal is respectful in scale, massing, and respectful in its form and layout. It is generous in its landscape and ecology improvements. It would provide much needed affordable and market housing locally for families, and young and old alike.

Avenue Study (AS)

AS1 – The purpose of the study is to appraise the streetscape of Appledore Road, slow traffic speeds, and conserve where possible the avenue of trees that grow along Appledore Road whilst also allowing for the introduction of the new accesses to serve the proposed development north of Appledore Road. The aim is to achieve this while respecting the conservation area and conforming with KCC highway design and safety requirement. It would also reflect AONB guidance.

AS2 – The traffic calming scheme would be blended into the streetscape through the sympathetic use of materials and re-use of kerbs.

Sports Facilities Supporting Statement (SF)

SF1 - The implications of the proposed development, with specific regard to both the impact on the existing (little used) sports pitch (location F13) and the proposed new position (location F10 and F14) have been considered.

SF2 - Currently owned by Tenterden Schools Trust, location F13 is a poor-quality playing field lacking in ancillary features such as changing rooms, adequate access and parking. These factors, in combination with the relative distance from the main campus, mean that the playing field is not used by Homewood School for curricular or extra-curricular activities.

SF3 - Also owned by Tenterden Schools Trust, location F14 is currently grazing land. This will be reconfigured and redeveloped to provide junior sports pitches. The provision of a replacement for the pitch currently located on F13 means that the proposals are consistent with the NPPF, Sport England Policy Exception 4 and Policies COM1 and COM2 of the ABLP. Furthermore the construction of the pavilion will mean that the offer is greater than that which exists.

SF4 – The provision of additional pitches to meet demand generated by the development also means that the proposals are consistent with Policy COM2. The on-site provision of other open space typologies as well as off-site capital contributions will ensure consistency with Policy COM2 in these areas.

SF5 – By providing a new home ground for football across a variety of age groups, the proposals will address key issues identified in both the PPS and the Town Council's Sports Facilities Strategy for the longer-term, namely:

- (i) Provision of a new junior grass pitches designed in accordance with Sports England performance quality,

- (ii) Provision of a new club house building,
- (iii) Development of a ground suitable for the Kent League Premier division.

SF6 – Following the recent completion of the 3G pitch at Homewood School, the facilities at Appledore Road would ensure that all investment priorities have been addressed without recourse to grant funding from the Football Foundation. The facilities at Appledore Road and Homewood School can work in tandem as venues to support the sustainable operation of adult and junior football in the town, providing a catalyst for sustainable growth, with a pathway from mini soccer to senior soccer.

SF7 – Concerning Open Space more generally, the proposals for Appledore Road have the very strong potential to provide the Strategic Hub for Tenterden referenced in the Open Space Strategy, addressing many of the Town Council's identified needs.

SF8 – The Amenity Green Space and Play Spaces will be located in the 12.35-hectare part of the site that is the subject of the outline planning application. Play provision will comprise:

- (i) Two Local Areas for Play (LAP),
- (ii) One Locally Equipped Area for Play (LEAP),
- (iii) An outdoor gym (co-located with the LEAP).

SF9 – The applicant would seek to work in partnership with the Borough Council to identify a suitable organisation that would be consistent with the preferred approach. By providing a draft process for appointment of an operator (or operators) and template Community Use Agreement for the Sports Hub, the applicant has demonstrated how the facilities would be secured for the benefit of the local community, thereby addressing the concerns raised in Reason for Refusal 7 for the earlier planning application.

Transport Assessment (TA)

TA1 – This application seeks to address the previous reasons for refusal. A single point of access for all modes from Appledore Road via field F13 at the eastern end of the site, with a secondary emergency, pedestrian, cycle only access also from Appledore Road are proposed. The previous pedestrian/cycle access onto Woodchurch Road is retained in this development proposal along with new bus stops in its vicinity. The development quantum is lower than the previous application, therefore resulting in fewer all mode (and vehicular) trips associated with its occupation.

TA2 – Discussions with KCC highways officer in early 2021 confirmed that the previous traffic surveys obtained in 2018 could still be used for assessment purposes with relevant growth factors applied. This is due to the data being less than three years old and the fact that KCC consider that collection of newer surveys/traffic data is unlikely to be possible until at least September 2021 due to the current impact of the Covid-19 pandemic and the temporary alterations it has had on traffic volumes.

TA3 – The site is well located being within walking distance of nearby bus stops and within walking and cycling distance of the town centre where there are many local facilities including convenience and comparison retail, banks, hairdressers, cafes, restaurants, a medical centre, and dentist. The site is also within close proximity to Homewood School and the Sinden Theatre. Suitable site accesses have been shown connecting with Appledore Road and Woodchurch Road for all users. The proposals include a suite of traffic calming measures along Appledore Road reducing the existing 40mph speed limit to 30mph, making the road safer for existing users as well as users of the proposed development.

TA4 – The junction assessments have shown that vehicular traffic generated by the development can be accommodated within the existing highway network, with minimal additional queueing expected. The application is also supported by a Travel Plan to ensure that sustainable modes of transport are promoted to future occupiers, to seek to reduce their reliance on travel by private car. The highway assessment makes no allowance for a shift from car based travel to sustainable modes that may be achieved by meeting the Travel Plan goals, and therefore can be considered to be a worst case scenario.

TA5 – It can therefore be concluded that the site meets the tests of the NPPF, in that

- (i) appropriate opportunities to promote sustainable transport modes can be taken up by walking, cycling, and public transport to range of everyday services and facilities in Tenderden and further afield;
- (ii) safe and suitable access to the site can be achieved by all users, by way of the two new accesses to Appledore Road and new access to Woodchurch Road; and
- (iii) there are no significant impacts from the development on the transport network (in terms of capacity and congestion) with the local junctions able to accommodate the likely development trips in their current form, or by way of consented improvements, and the local highway safety record is already good and can be improved further by way of the proposed speed reduction on Appledore Road.

TA6 – It is therefore concluded that the proposed development at the site would present no material impact on the local highway network. This TA has demonstrated that the proposed development is in accordance with ABC Policy HOU5 and national policy (NPPF), meeting all three transport tests, including sustainable transport opportunities, safe and suitable access and that the impact of the development is minimal.

Travel Plan Statement (TP)

TP1 – The TPS aims to promote sustainable lifestyles amongst new residents and visitors, through reducing the need for travel by private car, (in particular reducing

single occupancy car journeys); providing non-car mode travel options for local journeys; and influencing modal choice.

TP2 – In line with current guidance, sustainable transport measures will be incorporated as an integral part of the site layout design. Car and cycle parking are proposed in line with local standards and the access to the proposed development will be designed to cater for all users and to encourage slow speeds ideal for pedestrians and cyclists. Furthermore, a suite of traffic calming measures are proposed along Appledore Road in combination with reducing the speed limit from 40mph to 30mph; this will improve safety and the environment for both pedestrians and cyclists.

TP3 – The TPS puts forwards a range of non-infrastructure ‘soft’ measures aimed at influencing modal choice for travel to the site, including:

- (i) Measures to promote walking and cycling, including provision of plans showing walking and cycling routes to local facilities.
- (ii) Promotion of public transport, including provision of public transport timetable and routes information.
- (iii) Promotion of a car sharing scheme in Kent.
- (iv) A residents’ travel information pack.

TP4 – A framework for implementation of the TPS is proposed. A Travel Plan Co-ordinator will be appointed by the developer prior to first occupation to oversee the implementation of the proposed measures. A suggested timetable for the implementation of these measures has been identified.

Flood Risk Assessment & Surface Water Drainage Strategy (SUDS)

SUDS1 - This FRA complies with the NPPF and Planning Practice Guidance and demonstrates that flood risk from all sources has been considered in the proposed development. It is also consistent with the Local Planning Authority requirements with regard to flood risk. The proposed development site lies in an area designated by the EA as Flood Zone 1 and is outlined to have a chance of flooding of less than 1 in 1,000 (<0.1%) in any year.

SUDS2 – The NPPF sets out a Sequential Test, which states that preference should be given to development located within Flood Zone 1. This flood risk assessment demonstrates that the requirements of the Sequential Test have been met, with the location of the site within Flood Zone 1 and ‘More Vulnerable’ classification of the development.

SUDS3 - This flood risk assessment has concluded that:

- (i) The location at which the proposed development is situated within Flood Zone 1, and as such is at a very low risk of flooding from fluvial sources;
- (ii) The site is far enough inland not to be at risk of any tidal flooding event;
- (iii) Flood risk from surface water/sewers is considered low-moderate at the site and the remedial measures proposed will further reduce this risk;
- (iv) Flood risk from other sources – groundwater, reservoirs and artificial sources – is demonstrated to be low.
- (v) The development would have no impact on other forms of flooding.
- (vi) The proposals would follow best practice regarding site drainage to ensure that any surface water runoff from the development is managed, ensuring flood risk is not increased elsewhere.
- (vii) The proposed development would increase the impermeable area on site resulting in an increase in surface water runoff if unmanaged. Therefore, surface water from the proposed development would be attenuated and discharged at rates agreed with the drainage stakeholders, utilising the existing surface water outfalls from the site.
- (viii) In order to prevent flooding, both on and off the site, a variety of Sustainable Drainage Systems (SuDS) would be utilised to control surface water flows, including detention basins, ponds, swales, ditches and areas of permeable paving.
- (ix) These features will be designed to store the volume of water associated with a 1 in 100 year rainfall event, plus an additional allowance to account for increased rainfall due to climate change, providing a betterment over the existing scenario.
- (x) SuDS features have been strategically located across the site, taking into consideration the topography of the site and will also provide additional water quality, amenity and biodiversity benefits.
- (xi) Improvements and repairs would be carried out to the existing surface water drainage systems in Appledore Road to ensure that their hydraulic performance is no longer compromised.

Foul Drainage & Utilities (FDU)

FDU1 – Southern Water has a foul sewer network in the surrounding roads, including a 200mm Ø sewer in Woodchurch Road and 225mm Ø sewers in Appledore Road. A foul sewer capacity study by Southern Water for the earlier 250-unit scheme confirmed there was insufficient capacity in the existing network to accommodate the site flow.

FDU2 – At a subsequent meeting, Southern Water advised that provision of capacity for the proposed development has been included in their infrastructure planning. In Southern Water's current charging arrangement, offsite network reinforcement works is paid for through Infrastructure Charges and their Capital Works programme. RSK has prepared a preliminary foul sewer general arrangement for the current scheme.

It is sub-divided into two catchments, with separate outfalls into the sewer in Appledore Road via the proposed vehicular entrances.

FDU3 – UPKN has overhead high voltage mains which traverse the site. Diversion of the apparatus will be necessary to accommodate the proposed site layout. The electrical supply for the new development will be taken from the diverted HV main. In view of the predicted load demand from the proposed scheme (including allowance for electric heating and electric vehicle charging), it is anticipated that two or three onsite sub-stations will be required.

FDU4 – SNG has low-pressure mains in Woodchurch Road and Appledore Road. With electric heating in the dwellings, the gas load demand will be low. SGN has confirmed that their apparatus will be affected by the construction of the proposed eastern site entrance in Appledore Road, so localised protection or diversion work will be necessary.

FDU5 – There are portable water mains operated by Southern Water in the area, including a 42" Ø main in Woodchurch Road and a 125mm Ø main in Appledore Road. SEW has advised that, should network reinforcement be necessary to supply the site, this would be subsidised through the Infrastructure Charges.

FDU6 – British Telecom has plant in Woodchurch Road and Appledore Road, from which the site can be serviced. (It is likely that 'fibre to the premises' will be viable for the proposed development). Alteration to the existing plant is expected to be necessary at both of the proposed site entrances in Appledore Road.

Landscape and Visual Appraisal (LVA)

LVA1 – The methodology used, receptors assessed and conclusions reached in this report are entirely independent of the Rummey LVIA submitted with the previous application.

LVA2 – Major/moderate landscape effects resulting from the proposed development would be focused on the western end of the application site, where new homes would be introduced to the enclosed pasture fields. All other landscape effects would be moderate or less. However, even in this part of the site the development proposals would result in moderate/minor and positive effects for the hedgerow network and mature trees and ponds. Importantly, the effects on the distinctive long views towards the tower of St Mildred's would be moderate: whilst some views would be lost as a result of development, several long vistas from footpath AB12 through the site would be protected in greenways, with other views from open spaces and greenways within the development also becoming available.

LVA3 – The Open Woodchurch Undulating Farmlands, to the east of the footpath, would experience moderate/minor and positive effects, due to the creation of extensive new habitats and the provision of a new areas of informal recreation. The effects on the landscape of the AONB would be minor and neutral, as would the effects on the lowland landscapes of the Woodchurch Undulating Farmlands, to the east of the application site. The effects on the streetscape of Appledore Road would be minor and negative and the effects on the conservation area would be negligible and negative. The main negative landscape effects would therefore be localised upon the western end of the site, with the proposals also providing some positive effects for the eastern end of the site and the hedgerow network. Effects on landscape receptors around the site and further from the site would be minor or less.

LVA4 – The potential visual effects of the proposed development have been assessed with the aid of a computer generated zone of theoretical visibility (ZTV), photomontages, desk top assessment and three site visits in autumn 2020 and winter 2021. The ZTV is based on conservative heights for existing woodland and other structural vegetation around the application site. Even based upon this worst-case assessment the extent of potential visibility is clearly localised, with very little visibility in the wider landscape. Critically, there would be no significant potential for long views from the High Weald AONB either to the east or south west of the application site.

LVA5 – The highest levels of visual effect would be focused on walkers using footpath AB12. Walkers would be able to obtain clear views towards the new homes as they look to the west. However, they would also be able to experience enhanced habitats and the new orchard to the east of the path. Furthermore, it is important to note that not all visual effects to the west of the path would be entirely negative: there would be several framed views of the tower of St Mildred's, seen above existing tree canopies, viewed along broad greenways. Residents immediately adjacent to the site also have potential to experience major/moderate effects in the first few years following completion of the development. For many residents these effects would reduce over time once proposed new hedgerows on the site boundary reach semi-maturity.

LVA6 – Visual effects for pedestrians and the majority of residents in the conservation area would be limited to minor effects resulting from new traffic calming measures on Appledore Road, with views to the proposed new homes being limited by existing houses and buildings around the site.

LVA7 – The proposed masterplan seeks to address concerns expressed in relation to the previous application. However, all green field residential developments on the settlement edge will result in at least localised landscape and visual harm, and this proposal is no different; there would be changes in local views and landscapes caused by the proposed new built forms, and some of these would be negative in nature. The fact that a proposed development results in some negative landscape and visual effects does not mean that it is not a high quality design, or that it is

inappropriate for its context. This design would conserve not only the distinctive landscape elements of the site, such as mature trees and hedgerows, but also distinctive views towards St Mildred's church. These elements would help to retain the distinct sense of place.

LVA8 – The masterplan includes broad greenways with fronting homes, which would be accessible from both Appledore Road and Woodchurch Road, and would provide attractive and safe paths to the new country park. The country park would provide new opportunities for informal recreation, and the long views to the Low Weald would be retained, again conserving the distinctive sense of place.

LVA9 – The proposed development (only matters relevant to this landscape and visual appraisal addressed here) would meet the aims of Policy HOU5 points a), e) and f) (i) – (vi).

LVA10 – The landscape-led design of the development proposals has ensured that potential landscape and visual effects would be localised and would not significantly affect sensitive landscape and visual receptors outside of the site. The design has sought to address the concerns raised in the previous application by providing a much smaller quantum of development, whilst retaining the country park and sports facilities and offering more POS in greenways between houses. The design has, in particular, sought to retain the distinctiveness of this part of the setting of Tenterden by:

- (i) Retaining views to St Mildred's from the western part of the site;
- (ii) Retaining long views to the Low Weald from the eastern part of the site;
- (iii) Conserving and enhancing the well-established hedgerows and trees;
- (iv) Enhancing the range of habitats on site;
- (v) Providing a low density development with broad green ways and open spaces, which is appropriate for this settlement edge location.

Arboricultural Implications Report (AIR)

AIR1 – Seven tree preservation orders (TPOs) cover five trees growing within the site and a further seven trees which overhang the site. There is no ancient woodland on this site. The survey recorded three trees (English oak no.345, hornbeam no. 354 and field maple no. 381) that are ancient and three (English oaks nos. 197 and 312 and field maple no. 353) that are veterans.

AIR2 – A total of 488 individual trees, and 50 groups of trees and 16 hedgerows growing with or adjacent to the site were surveyed but since the time of the original survey, a number of trees have been removed, so that at the time of writing 479 remain. Aside from five conifer trees, planted on adjacent private property, all the trees on the site are deciduous and most of native species. For the most part, trees are confined to the hedgerow boundaries, with a few young specimens found within the fields as well as one stand-alone oak tree (no. 327) in Field 1a.

AIR3 – In terms of contribution to the landscape, it is oak, with a far greater number of mature specimens that therefore are larger in size, that dominate and provide the main arboricultural character. Local Planning policies require the retention of trees that are “of landscape significance”.

AIR4 – The individuals and groups of trees within or adjacent to the site, whose attributes are considered to meet these criteria, are as follows:

- the lime and horse chestnut avenue lining Appledore Road which although not immediately adjacent to the site, does correspond with the site entrances and is a significant feature in the local landscape;
- the ancient and veteran trees (nos. 197, 312, 345, 353, 354 and 381) which although not all visually prominent from the public realm (apart from no.197 which is alongside the PROW), are significant in terms of their size, age and ecological values.
- The mature English oak tree (no. 267) called the ‘sentinel tree’ by the design team, is growing on the highest point of the site and is a significant feature in the landscape, visible from the PRow.
- Twenty individual trees and one group of trees (G39) have been assessed as category ‘U’. These are trees that are unsuitable for retention. There are 34 category ‘A’ trees and 226 category ‘B’ specimens on or adjacent to the site. The remaining 199 trees have been assessed as category ‘C’, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.
- Of the groups of trees and hedgerows one (G39) has been assessed as category ‘U’; seven (G18, G64, G65, G67, G69, G70 and H3) have been assessed as category ‘A’, 23 as category ‘B’, and the remaining 35 as category ‘C’.
- 46 individual trees and seven groups of trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained. For the same reasons, parts of a further eight groups of trees/hedgerows are also to be removed.

Ecological Impact Assessment (ECO)

ECO1 – This report has been commissioned to undertake a Peer Review exercise of ecological assessment work submitted with the previously refused planning application. The purpose of the updated Ecological Assessment being to assess the ecological interest of the application site as a whole in light of relevant planning policies and legislation. Furthermore, the assessment also sets out how prior Reasons for Refusal for a previous application at the same site, have been addressed.

ECO2 – The development proposals will not result in any adverse effects to statutory designated sites of nature conservation interest. The nature of the development will include large areas of green-open space in addition to the adoption of best practice guidelines during both the construction and operational periods. As such, it is not considered that there remains any potential for adverse impacts upon non-statutory sites.

ECO3 – The site was subject to repeated Phase-1 habitat surveys and walkover survey work between 2016 and 2021. Detailed botanical survey work was conducted within the site during 2016 and 2019. Generally, the habitats of increased ecological value within the context of the applications site include the hedgerows, mature and Veteran trees, acid grassland and the waterbodies. The vast majority of the remainder of the application site comprises grassland of varying quality, albeit all are considered to be herb species-poor and as such are of limited biodiversity value.

ECO4 – The proposals seek to largely retain and enhance those habitats of greatest ecological interest. Where some habitats of better quality will need to be lost as part of construction, this will be limited to only where absolutely necessary.

ECO5 – The opportunity to deliver significant ecological enhancements forms an intrinsic element of the development proposals. Losses to semi natural habitats will be more than mitigated through an extensive landscaping regime which will target the retention, creation and enhancement of habitats on site. This includes the incorporation of an 8.6 ha Country Park and incorporation of a biodiversity led green infrastructure network that would permeate through residential areas.

ECO6 – The presence of protected and notable species has been carefully considered as part of the development proposals with wide ranging avoidance, mitigation and enhancement measures identified such that significantly improved opportunities will be available for all faunal groups post-development. Where required, precautionary approaches for those species not recorded on site, however identified to be potentially within the zone of influence, will also be adopted.

ECO7 – In conclusion, the development proposals will avoid or minimise potential adverse effects and provide opportunities for the delivery of enhancements to biodiversity which will greatly outweigh any adverse impacts. On this basis, the development proposals accord with all legislation and planning policy of relevance to ecology and nature conservation and indeed should be viewed as an opportunity to secure significant ecological enhancements at a wider level.

Landscape & Ecological Management Plan (LEMP)

LEMP1 – The Landscape and Ecological Management Plan (LEMP) provides broad principles for long term management of both areas of the site and has been completed with input from the relevant professionals to reflect key landscape and

ecological objectives and strategies for the site. The proposed management of the site reflects the principles of Community Stewardship as set out in Local Plan Policy IMP4, underpinned by Commuted Maintenance Sums calculated in accordance with the Public Green Spaces and Water Environment SPD.

LEMP2 – Further detail on the site management would be provided at the reserved matters stage through a detailed LEMP, which would be reviewed and updated in the longer term to meet the requirements of the landscape as it matures.

LEMP3 – The ecological strategy for the site is considered to be two-fold. In the first instance, widespread and extensive habitat measures will be incorporated within and around areas of development through the implemented of green infrastructure as well as through the creation of the Country Park. The proposed measures would provide a wide range of benefits to faunal species previously recorded within the site, in addition to those which may be present within the wider area.

LEMP4 – Measures will also be implemented directly within areas of development, such as bat/bird/invertebrate boxes, ecologically desirable street planting as well as the distribution of pamphlets to new residents outlining the benefits to maximising biodiversity. The measures are considered to directly provide a range of benefits to faunal species including GCN, breeding birds, invertebrate species, reptiles and bats.

LEMP5 – The implementation of the landscape masterplan would be undertaken in phases. All works within the country park and sports pitch areas would be undertaken in the first phase of development. If consent is granted locally in the Summer of 2021 construction of the Sports Hub would commence in the Spring of 2022, with the pitches and pavilion ready for use in the Autumn of 2023. All other aspects of the landscape scheme related to the residential area would be undertaken in the first available planting season following the completion of each phase of construction.

LEMP6 – The various tasks contained within the LEMP should be reviewed and revised as deemed necessary every 5 years. All areas of the Landscape Scheme will be closely monitored throughout a 5-year aftercare period by a suitably competent professional so that the most appropriate management regime can be defined on an area-by-area basis. This process will identify where the existing management regime requires modification to meet management objectives, both annually and in the long-term. It will be the responsibility of the appointed Management Company and/or Community Stewardship organisation(s) to review and update the LEMP at the end of the 5-year post-construction period and at subsequent appropriate regular intervals.

LEMP7 – It is suggested that the following are appointed:

- (i) A consultant ecologist to monitor the wildflower grassland areas, wetland areas, ponds, hedgerows and treelines, bird/bat/invertebrate boxes and hibernacula, across both the areas of Country Park and in and around the green infrastructure of the development space.
- (ii) Appoint a qualified arboriculturalist to undertake the annual tree inspections and any remedial work; and
- (iii) Contact an independent inspector to undertake the Annual Risk Assessment of the Equipped Children's Play Area; and undertake the more frequent inspections of the Area and street furniture.

LEMP8 – Visual inspections during years 1-5 should be carried out twice a year (at the start and end of the growing season in September/October and March) to check for good strong foliage, and growth, and the success of habitats, so that the most suitable management regime/operations can be defined for the forthcoming year. In years 6-15 maintenance operations would be adapted to reflect the increasing maturity of planting and habitats and visual inspections would be carried out once per year in late September.

Heritage Statement (HS)

HS1 – Heritage has been a key consideration in the design of the proposed scheme. The mature horse chestnut tree within the part of the site that lies within the Conservation Area and positively contributes to its character and appearance will be retained. Hence, the character and appearance of the Conservation Area will be preserved.

HS2 – Consideration of the views to St Mildred's Church has been a key consideration in the design of the proposed masterplan. Three view corridors have been created to frame views of the church from the higher ground crossed by public footpath AB12. In these views, the tower of the church will still be visible above the line of vegetation within the Conservation Area, maintaining views to the asset from this general area.

HS3 – The change within the views and the blocking of some other views from the high ground will cause no harm to the heritage significance of the Church or the Conservation Area, as they make no particular contribution to the heritage significance of the assets, being distant views to the church from this general area which are not illustrative of its architectural detail, its topographic situation on a local high point, or its location within the historic settlement core.

HS4 – The change of character of the site may also be glimpsed from Appledore Road on the approach to the Conservation Area and on its edge. These changes on the approach to the Conservation Area that is flanked by modern housing would cause no harm to the heritage significance of the asset through setting.

HS5 – In summary, the proposed development would preserve the character and appearance of the land within the Conservation Area, and cause no harm to the heritage significance of the church of St Mildred and the Tenterden Conservation Area through changes in setting.

HS6 – Furthermore, no harm is anticipated to any other designated heritage assets. With regards to policies ENV13 and ENV14 of the ABLP (2019), the proposals are not in conflict with ENV13 as no harm would occur, nor ENV14, as the tree within the Conservation Area would be retained. With regards to HOU5, the development complies with criterion (e).

Desk Based Archaeological Assessment (ARCH)

ARCH1 – The land has been reviewed for its archaeological potential and a desk based assessment has been undertaken to clarify the archaeological potential of the study area together with a study of the historic landscape.

ARCH2 – Hedgerows, which would be defined as historic under the terms of the Hedgerow Regulations, are present within the study site. The historic field boundaries within the site comprise undesignated heritage assets of local significance. It is therefore considered that the presence of such hedgerows should not preclude development. It is however suggested that development proposals preserve, where possible, the hedgerows themselves or the boundaries they represent, physically or in design.

ARCH3 – The study site has low archaeological potential for significant archaeological evidence for all periods. A high potential for archaeological evidence relating to Post Medieval agricultural activity has been identified in the north-western corner of the study site.

ARCH4 – Documentary and cartographic evidence indicates that the former town gallows stood at a crossroads which lay outside of the proposed development site boundary. The current HER data provides only a general location for the gallows and this is superseded by the information contained in this report and the complementary Historic Landscape Assessment (RPS 2019).

ARCH5 – Any archaeological features that may be present on the study site would probably be of local importance. It is suggested that any archaeological investigation, if required by the Local Planning Authority, could follow planning consent secured by an appropriately worded archaeological planning condition.

Historic Landscape Assessment (HLA)

HLA1 – This document has been updated in accordance with revisions to the proposed scheme in terms of its description and masterplan (March 2021). The conclusions of the initial report still stand, and it remains the case that the

development scheme has sought to minimise the impact to the historic landscape through a combination of retention and avoidance, and sympathetic development at a scale and grain which will fit comfortably into its surroundings.

HLA2 – The presence of ‘Important’ hedgerows and other historic landscape features should not preclude development. The development proposals preserve, where possible, the hedgerows themselves and the boundaries they represent, physically or in design, and have applied the same principle to other historic landscape features identified in the assessment. The development scheme has sought to minimise the impact to the historic landscape through a combination of retention and avoidance, and sympathetic development at a scale and grain which will fit comfortably into its surroundings.

HLA3 – The historic landscape character of the site is one exhibiting considerable time depth and coherence, with minimal historic boundary loss and the survival on site of various historic landscape features predating 1845, including hedgerows, mature trees, ponds and trackways. The area of the actual Gallows Green, which also gave its name to a group of cottages and two fields as recorded in the Tithe, has been identified as lying outside of the study site in the area alongside the present Appledore Road, and will not be impacted by the proposed scheme. Gallows Green, and the likely site of the gallows themselves, has already been redeveloped for housing.

HLA4 – Field names recorded within the Tithe Apportionment and names of important figures associated with the site could be included within the scheme as a nod to its historic past. An outline landscape management plan is being submitted as part of the application to provide a framework for how the historic woodland and other landscape features are to be managed for the future.

Sustainability and Energy Statement (SS)

SS1 – The statement demonstrates that the proposed development will provide a highly sustainable development in terms of its economic, social and environmental sustainability. The proposed development will include accommodation of varying types, tenures and sizes, which will create a real and tangible opportunity for the site, providing vitality and diversification to the area.

SS2 – The key sustainability findings can be summarised as;

- (i) Reduction in carbon dioxide emissions compared to the maximum permissible by the Building Regulations (Part L - 2013) through energy efficiency measures;
- (ii) A total reduction in (TER) carbon dioxide emissions of 31% from energy efficiency, low-carbon and renewable technologies will be achieved (based on Part L – 2013);
- (iii) The water use to each unit will achieve the enhanced standard required by the Building Regulations of 110 litres per person per day;

- (iv) 50% of the homes will be 'affordable' and will be designed to be indistinguishable from other homes;
- (v) Mixed-tenure scheme provides a highly sustainable design with activity throughout the day;
- (vi) Outdoor space in the form of private gardens, terraces and private communal spaces as well as enhanced public open space, children's play areas and community orchards;
- (vii) A new country park will be provided together with sport pitches and pavilion;
- (viii) High standards of environmental construction with compliance to the Considerate Constructors Scheme, a Site Waste Management Plan and other construction management principles;
- (ix) Secured by Design principles will be followed;
- (x) All dwellings will be built in accordance with Part M4(1) of the Building Regulations).

Five Year Land Supply Report (FY)

FY1 – The applicant considers the degree of shortfall more than significant and as such the significance of the provision of homes is evidently enhanced.

FY2 – There are significant benefits of the provision of new homes in Ashford and this scheme will help contribute to addressing the current shortfall in housing supply and the expected lack of delivery until a strategic solution can be found for the Stodmarsh issue.

FY3 - This is a site outside the effected Stodmarsh area and development is urgently needed to make up for what will be a significant period with depressed delivery within the affected area. Even if a solution is found in the shorter-term – which at this stage appears unlikely – it will already have resulted in a lack of new permissioned sites. This in combination with the impacts of COVID-19 will clearly scar the Council's supply, with depressed delivery across the five-year period. The delivery of new homes should therefore be given significant weight in the balance, particularly in the context of both the Council failing the latest Housing Delivery Test (with a measurement of 90%) and the scale of shortfall identified, and the ongoing Stodmarsh issue. Unless new permissions are granted now, an updated five-year supply position is likely to show a significantly worse position than currently presented.

Ground Appraisal (GA)

GA1 – The desk study has shown the site to have remained as an open field throughout its history, numerous ponds were identified and may have been subsequently infilled with unknown material. The surrounding land comprised primarily open space and gradually became developed for residential purposes to

the north east and west. Areas of potentially infilled ground have been identified within 250m of the site.

GA2 – Sensitive uses such as in private gardens with garden activities (including dust being tracked back into buildings) and growing vegetables are considered likely to form part of the end use scenario for this site.

GA3 – It is concluded that the overall risk of harm to end users is generally low but further assessment is likely to be required in order to better characterise contamination on site as result of current and historic land uses and the associated risk to human health and the environment.

Minerals Assessment (MIN)

MIN1 – This Minerals Assessment has been prepared in accordance with policy DM7 of the 2016 Kent Minerals and Waste Local Plan. This assessment demonstrates that mineral extraction is unviable and impractical and the need for the proposed non-mineral development outweighs the need for the effected minerals.

MIN2 – The findings of this report originally produced for the 2019 application are relevant and applicable to the revised 2021 scheme. On this basis the no objection raised by the Kent County Council Minerals and Waste Team to the previous application should be similarly applied to this updated report and the revised scheme which it is submitted alongside.

Agricultural Impact (AGR)

ARG1 – The site was surveyed in detail by the FRCA on behalf of MAFF in 1997 and classified as a mix of mostly Subgrades 3a (good quality agricultural land) and 3b, (moderate quality agricultural land) with a small area of Grade 4 (poor quality) and an area of Grade 2 (very good quality) to the east of the site.

ARG2 – 56% of the site is classified as BMV (best and most versatile) land classified as grades 1, 2, and 3a.

ARG3 – The built development has been directed toward the areas of lower quality agricultural land, with 56% (4.9 hectares) of the area for built development classified on grade 3b and grade 4 land and 44% (3.9 hectares) of built development on BMV grade 1, 2, and 3a land.

ARG4 – The public open space and recreational uses occupy the areas where most of the BMV land has been identified and, although this land would be removed from agricultural use, the soils would remain undisturbed and would retain their inherent good quality.

ARG5 – As such, the development accords with the guidance in paragraphs 170 and 171 of the NPPF in recognising the ecosystem services provided by the soils, and in directing the area of built development to the poorer quality land.

Statement of Community Involvement (SOCI)

SOCI1 – This Statement of Community Involvement has demonstrated how Wates Developments has effectively engaged with the local community and relevant stakeholders in the emerging proposals for Land North of Appledore Road. For over six years it has sought opportunities to engage with stakeholders to listen, engage and learn from their concerns.

SOCI2 – The project team has done the following to make this happen:

- (i) Early engagement with Ashford Borough Council and Tenterden Town Council
- (ii) Partnership with TST and engagement with the Schools and its audience including a presentation to the parents, carers and staff within the trust
- (iii) Over 2,500 households have been written to on two occasions
- (iv) One public exhibition event
- (v) Significant consultation with Kent Wildlife Trust
- (vi) One drop-in session to parents/carers of students at St Michael's Primary School
- (vii) Ongoing engagement with politicians.

SOCI3 – As a consequence, Wates Developments has modified its scheme by:

- (i) Removing housing away from neighbouring properties
- (ii) New orchard introduced to enhance rural view
- (iii) Housing and outdoor classrooms relocated to protect important views.

SOCI4 – Wates Developments has also committed to the following in response to feedback received:

- (i) Quality charter ensuring high quality design and principles are delivered
- (ii) Commitment to work with ABC to ensure the affordable housing is made available to local people / those with a local connection and key workers
- (iii) Submit a management statement with the submission to give more comfort on the future management and maintenance of the different aspects of the scheme. This involved discussions with KWT and the Land Trust on management options for the public open space.

SOCI5 – Wates Developments is confident that many of the identified concerns have been appropriately addressed through the development of the proposals or can be properly managed at a later stage in the development process.

Air Quality Assessment (AIR)

AIR1 – The following air quality effects have been considered in this assessment:

- (i) Generation of dust as a result of construction activities; and
- (ii) Generation of exhaust pollutants from operational phase traffic.

AIR2 – The assessment has been conducted in accordance with the requirements of the Ashford Local Plan.

AIR3 – The assessment of dust generating activities has deemed that the site is of medium risk to both dust nuisance and health effects, and suitable mitigation measures have been recommended.

AIR4 – The assessment of the impact of vehicle emissions at receptors has predicted that the magnitude of change at all receptor locations is 'negligible'. Therefore, given that all impacts are predicted to be negligible, the overall significance of the effects of the vehicle emissions associated with the operational phase of the Proposed Development on local air quality is deemed to be 'not significant'.

AIR5 – The five-year exposure cost has been calculated as £30,909. The estimated total cost of proposed mitigation measures by the developer has been calculated as £195,575. Because the total mitigation cost exceeds the five year exposure cost, the proposed mitigation measures are considered financially sufficient. In summary, providing the suggested mitigation measures are taken, the proposed development would not have a significant impact on local air quality.

Local Affordable Housing Needs (LAHN)

LAHN1 – There is currently a shortfall in affordable housing delivery across Ashford, which is likely to increase to 2030.

LAHN2 – In Tenterden, whilst existing commitments are likely to provide enough affordable housing to meet newly arising need in the town, there is a significant backlog of affordable rented housing; the applicant estimates this backlog could be in the region of c.100-400 households, of which c.250 would represent an appropriate mid-point.

LAHN3 – In addition to this, the applicant has identified the need for c.215 affordable homes for purchase in the town. Wates's proposal at Appledore Road would go a

significant way to meeting this need, providing up to 70 affordable homes in a variety of tenures.

Affordable Housing Need (AH)

AH1 – 50% of the proposed units (72 units) are to be set aside as affordable housing units.

AH2 – In terms of habitable rooms it is intended that the reserved matters application ensures that the 1 and 2 bed flats and the 2 bed houses each have 3 habitable rooms, whilst the 3 bed houses have 4 habitable rooms. 7.5% of the affordable dwellings (5 dwellings) will meet M4(3) standards. It is also intended that the reserved matters application reflects the relevant space standards.

AH3 – The affordable units will comprise 18 affordable / social rented units and 54 affordable home ownership units and will be managed by one of the affordable providers in Ashford Borough. The level of affordable housing provision exceeds the requirements of policies HOU18 and SP1(g) of the Ashford Borough Local Plan and should be given significant weight in the planning balance. In addition the nature of the affordable housing provision reflects the current housing need in the area, as set out in the Strategic Housing Market Assessment (2014).

AH4 – In the context of the above, the reserved matters application will ensure that the affordable housing units are designed to reflect the private units i.e are tenure blind, and are pepper potted throughout the development.

Growth and Community Services Assessment (GCSA)

GCSA1 - This report sets out an assessment of Wates' Appledore Road scheme in respect of how it specifically meets the criteria set out in Policy HOU5 criteria (a) by providing an analysis of the size and scale of Tenterden and its facilities and services and how development at Appledore Road is commensurate with these.

GCSA2 – Overall the applicant considers that the Appledore Road scheme as proposed fully accords with Policy HOU5 criteria (a). The new development would be proportionate to the existing settlement and in line with Tenterden's ability to absorb the growth within its day-to-day services via existing provision or appropriately secured mitigation and enhancements. The applicant notes that in the Committee Report relating to Wates' previous larger (250 unit) scheme at the same site it was concluded that the Policy HOU5(a) had been satisfied and this conclusion still stands for the purposes of the now proposed smaller scheme for up to 145 units.

Planning History

Consultations

Ward Member: No formal comments yet made.

Cllr John Crawford: Objects commenting in summary:

“This site known as Limes Land is considered a precious green space jewel within the parish. Its iconic landscape, wild beauty and amazing walks are a magnet to the community and visitors further afield.

This application has galvanised the residents in North Ward and South Ward to highlight this application is harmful to the site, as it is not compliant with the following NPPF policies:

1. Plan Making
2. Conserving and enhancing the natural environment
3. Conserving and enhancing the historic environment
4. Meeting the challenge of climate change and flooding
5. Promoting healthy and safe communities
6. Promoting sustainable transport
7. Achieving well-designed places
8. Building a strong, competitive economy

It is disappointing that minimal attempt has been made to create a comprehensive and reality checked baseline for critical basics such as the sites rich and rare biodiversity, landscape, hydrology, traffic, contamination and many other themes.

The original application 19 / 01788 was refused by Ashford LPA committee for very good reasons. This second attempt still has the same illustrative spatial plan, there is no change to their flawed mitigation and the consequential material harm is the same.

The new masterplan has the same spatial footprint as before. The baseline and assumptions used by the agent for net loss / gain calculations are seriously flawed. Kent Wildlife Trust has picked up on these very points and state that the development will lead to a net loss.

Development of this site would result in the protrusion of the built form into the countryside, which would be incongruous and harm the wider landscape. It would lead to the loss of well-used, peaceful open space and damage to the natural environment, and it would harm the visual amenity of existing residents and walkers on the PROW.

This site has been deemed unsuitable for development by all previous planning applications and site assessments. There have been no material changes to this

greenfield countryside site and its surroundings in previous years to justify a reversal of these decisions.

Any development on this site should be viewed within the wider context of other ongoing residential development in the town and surrounding area. A development of 145 dwellings added to the hundreds of new homes already planned for the town, would increase the local population by a very significant amount. This is disproportionate in terms of scale and unsustainable in terms of existing local infrastructure provision, local employment opportunities and road capacity. The cumulative impact would be intolerable and non-absorbable.

This proposal for many reasons stated above will significantly harm the three pillars of sustainability. It is concluded that the scheme would not comprise sustainable development by any standard. The material harm would clearly outweigh any claimed benefits of the development proposal.

Therefore this application should be rejected.”

“Though the revised NPPF is incremental and not revolutionary, it gives a strong indication of travel regarding sustainability criteria. This application will cause significant material harm in so many ways”.

“Lichfields is just grasping at straws with the issues of Stodmarsh, which is quite a unique issue in England and has no bearing on housing needs of Tenterden. Their sole purpose is to highlight the current problem without any concern for the repercussions on the development impact of the market town of Tenterden.

Lichfields have ignored the profile of house movers looking for new homes in Kent, particularly those that are economically active. Sustainability has not been forensically considered in their apparent skewed deliberations to support Wates application.

With regard to planning balance, the conclusion of Wates Application is that the benefits are of limited weight. Whereas, there is significant negative weight due to the harm the development would cause to the: character and appearance of the area; rare biodiversity species; economically active adults requiring work with unsustainable transport; negative impact on congested roads with the consequences [of discouraging] tourists and visitors which are vital for the town's economy. The list of harm goes on.

The population grown considerably over the last few years and will continue to do so with the rollout of the allocated sites.

Manageable small windfall organic growth is the best approach for the town from a sustainability point of view.

The Stodmarsh solution has now been identified and will be realised.

In conclusion, the proposal conflicts with the development plan “read as a whole”. Any perceived benefits are overwhelmed by the negative implications of this application.”

Cllr Roger Quinton (Chair of TTC Climate Change Committee). Comments:

‘The applicant has imposed a target of achieving 31% reduction in emissions across the site, as compared with homes of similar spec to those proposed. However their calculations are only based on technologies that might be used – all of this is subject to the reserved matters stage. Most of what is proposed is standard building practice and/or required to comply with building regulations.

I am disappointed that no commitment has been made to incorporate innovative energy-saving technology, for example how the homes will be able to withstand rising temperatures without using energy-consuming air-conditioning. The proposed development could have been an opportunity to utilize and showcase futuristic eco-friendly technology but unfortunately this Statement doesn’t even mention providing EV charging points. They state that renewable and low carbon technologies will be considered for installation to provide heat and electricity, however they reject wind turbines as too noisy and unattractive; they reject CHP as uneconomical, despite it’s potential to deliver significant CO2 savings; they reject ground source heat pumps due to lack of space, and cost; they reject solar hot water panels for the majority of dwellings due to impact on internal space. PV panels for electricity are considered suitable, however their calculations are based on 338 panels, which works out at 2.3 panels per house. How does that work? In any case, the applicant is careful not to say they will actually provide the. Air source heat pumps are thought to work well for the larger houses only, and again, they make no promise to provide them. Furthermore, they state that the majority of the homes will be suited to the use of gas combination boilers. It is highly likely these will be phased out for new builds in 2025 because they burn fossil fuel, which is contributing to global warming. It is irresponsible of a developer to be using this technology in view of its harmful emissions. For this reason the suggestion that they could use Flue Gas Heat Recovery technology, which works alongside gas combi boilers, is unacceptable.

There is nothing encouraging in this statement; it’s all based on supposition, there is no commitment to eco-friendly technology, there is no indication that they will provide anything beyond the bare minimum they need to comply with standard building requirements, and as they state themselves, the ultimate solution will depend on cost and what is available when the reserved matters application is finalized.’

Tenterden Neighbourhood Plan Steering Committee: in summary comment:

Limes Land is prominent amongst the 14 sites included in the Tenterden Neighbourhood Plan for Local Green Space designation. Its unique ecology, historical, recreational and landscape features more than justify its preservation and designation as a Local Green Space for the future use and enjoyment of the Tenterden community and its indigenous wildlife.

Neither of the two fields in ownership of Homewood School & Sixth Form Centre also featured in Application 21/00790/AS are included in the Tenterden Neighbourhood Plan for LGS designation, although they are recommended for recreational Open Space protection. It should be noted however, that the line of 21 oak trees surveyed in January 2020 with permission of the Tenterden School Trust, include a number of veteran specimens which qualify for further protection in accordance with para 175c) of the NPPF.

KCC Economic development

Request the following contributions/conditions;-

- (i) Community learning £16.42 per dwelling towards new equipment and resources for the new learners at Tenterden & Ashford AEC's.
- (ii) Youth £65.50 per dwelling towards additional resources for Youth services in Ashford Borough.
- (iii) Libraries £55.45 per dwelling towards additional services, resources and bookstock for Tenterden library.
- (iv) Social Care £146.88 per dwelling towards Specialist Care Accommodation in Ashford Borough and all homes built to Wheelchair Accessible & Adaptable standard in accordance with Building Regs Part M 4 (2).
- (v) Broadband: A condition for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic.

NHS Kent and Medway Group (CCG)

The CCG has assessed the implications of this proposal on delivery of general practice services and is of the opinion that it will have a direct impact which will require mitigation through the payment of an appropriate financial contribution.

Request Section 106 planning obligations towards General Practice of £125,280 based on 145 units towards refurbishment, reconfiguration and/or extension of primary care premises within the Ashford Rural PCN.

This proposal will generate approximately 348 new patient registrations. The proposed development falls within the current practice boundaries of Ivy Court Surgery. There is limited capacity within existing general practice premises to

accommodate growth in this area. The need from this development, along with other new developments, will therefore need to be met through the creation of additional capacity in general practice premises.

In addition it is requested that any agreement regarding a financial contribution;

- (i) Allows the contribution to be used towards new general practice premises in the area serving this population (should GP Estates Strategy identify future requirement) and not just limited to the practices detailed above.
- (ii) Allows the contribution to be used towards professional fees associated with feasibility or development work for existing or new premises.
- (iii) Supports the proactive development of premises capacity with the trigger of any healthcare contribution being available linked to commencement or at an early stage of development.

Kent Fire and Rescue. Comment:

“The off-site access requirements have been met”.

Ramblers' Association, Kent Area. Comment:

“I object to the application as the proposal concerns a site not permitted in the Tenterden and Rural Sites Development Plan Document of the ALP 2030, the proposed development would significantly damage the town’s character and setting, is on a greenfield site and would involve the extinguishment of PROW AB70”.

ABC Housing Services. Comment:

“Under Local Plan policy, the site lies within the rural area as identified and defined in Policy HOU1 in the borough council’s Local Plan. Therefore, the policy compliant position means there will be an expectation of 40% affordable housing being delivered within this scheme. Consistent with the policy, 10% of the total dwellings should be made available for affordable or social rent, and 30% of the total dwellings made available for affordable home ownership (of which 20% of the total dwellings should be shared ownership).

The application suggests that 145 homes are coming forward on the site on this revised proposal. Therefore, the policy compliant position would see 58 units coming forward as affordable housing on the site. We would require 15 units for affordable rent and 43 units for affordable home ownership, 28 units of which must be for shared ownership and 15 units for either shared ownership, or an affordable home ownership product, to be agreed with the development partnership manager within the authority.

We note however that the applicant is stating that 50% of units delivered on this site will be for affordable housing... 18 for affordable rent and 54 for affordable home ownership. This is welcome. However, it must be noted that while the applicant has

quoted some of the statistics from the local needs survey undertaken by the rural housing enabler in 2020, that survey does talk about the unaffordability of home ownership products to a lot of the respondents. Indeed, of those who did reply, only 12 possibly 13 could actually afford the home ownership tenure.

We would expect the properties to meet the Nationally Described Space Standards. In the case of the 2-bed homes proposed we would expect four bed spaces to be provided and in the case of 3-bed homes we would expect five bed spaces to be provided. In the case of 4-bed properties we would expect to see eight bed spaces provided.

Obviously the detail would come forward at reserved matter stage but we would be looking for 1-bed, 2-bed and 3-bed accommodation as identified in the local needs survey for affordable rent, and mainly smaller affordable home ownership properties to keep the affordability for potential customers.

We are currently concerned about the feedback from RPs on shared ownership flatted units, and would welcome as many houses for rent and shared ownership as possible at a future stage.

The affordable housing statement by the developer is welcome, as we would expect the units to be spread throughout the site rather than positioned in just a cluster. This is integral to creating a mixed and balanced community. Most importantly, we would also expect the affordable housing properties to be visually integrated into the site and not discernible from the open market dwellings – this is essential and referenced in the new Social Housing White Paper.

In line with Policy HOU14 of the local plan, 20% of all dwellings should be M4(2) standard, i.e. accessible and adaptable. The onus is on the applicant to indicate the specific plots that will be provided within this standard. And as the affordable housing statement identifies 7.5% of the affordable rent units will be M4(3) standard. Nearer the time, subject to relevant permissions, we might identify a plot and match this to a family and perhaps ask the developer to work with that family and maybe an OT. However, that is for the future.”

Scotia Gas Network: Comment in summary.

Provide mains records for the proposed work area.

There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system.

Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used.

UK Power Networks: Comment in summary.

The applicant should contact UK Networks should excavation affect Extra High Voltage equipment.

KCC Flood & Water Management: Comment in summary.

This letter amends an earlier consultation response provided on 22 July 2021 which we would request be withdrawn. Further information has been provided to respond to our consultation response on 8 June 2021 including complete Appendices I and J as well as greenfield runoff rate calculations. For ease of reference, the comments below refer to the latest pdf versions of the extracts of the appendices.

The Flood Risk Assessment states that the existing total site area is 23.34 ha, of which it is based on the indicative layout to result in 3.184 ha becoming impermeable (Chapter 9, FRA). The site has three existing outfalls. The site is currently crossed by a number of ditches with ponds that receive surface water flow from a developed area to the north, as well as serving the undeveloped site area. These are shown with the existing features on drawing Existing Ditch, Ponds and Surface water Drainage Features in Appendix J1. The catchment per outfall is shown on drawing Overland Flow Routes and

Catchment Areas in Appendix J2. Catchments 1 through 5 contribute to the three outfalls to the south towards Appledore Road. The existing ditches which cross the site direct flows to these outfalls: currently Catchment 1 and 2 contribute to outfall 1, catchment 3 to outfall 2 and catchment 4 and 5 to outfall 3. We have not provided a review of catchments which are not affected by proposed development and will constitute the country park as they remain unchanged.

Our pre-application discussions with the applicant did highlight the contribution from the public sewer system from the north. A separated public surface water sewer which is located in Eastgate Road crosses a private residence on Woodchurch Road to contribute to a ditch on the northern area of the site, which would contribute to the current outfall at 13 Appledore Road. The proposed development will result in control of surface water from developed impermeable surfaces for all rainfall events up to the 1 in 100 year plus 40% climate change adjusted rainfall.

Kent County Council as Lead Local Flood Authority has the following comments:

1. The applicant has provided Microdrainage network analysis (Appendix I) which provide only a summary of critical results for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus 40% climate change adjusted rainfall event. Summary of impermeable areas per node has not been provided for ease of reference and review. This information is sufficient to demonstrate the provision and details for the cellular storage, porous car parks, swales and other attenuation and discharge controls within the proposed drainage system.

2. However, the summary of critical events tables are not sufficient to understand the operation of the proposed drainage system. Though this may not be significant, flooding appears to be indicated within Network 1 at the last two manholes for the 1 in 30 and the 1 in 100 year plus 40% rainfall events. Further information is required

for all three networks for the range of rainfall events including the 1 in 100 plus 20%
climate change event.

3. In the site walkover of 8 March 2018, three locations of potential for inflows into the site from properties on Woodchurch Road were identified: (1) rear of the Old Coach House (2) rear of Linford/Carinda, and (3) ditch system following Willow Cottage boundary. The public sewer connection for location (2) is referenced in section 6.7.1 of the Flood Risk Assessment; however, the other two potential contributing systems have not been discussed within the report. Further information should be provided as to the significance of the contributions from these two locations and how they are accommodated within the proposed drainage network.

4. The off-site contribution from the rear of Linford/Carinda connects at Node S17 (Appendix J4, Proposed Surface Water General Arrangement Sheet 1 of 2). The immediate drainage lengths below this outlet are retained as open channels, whereby retaining capacity for the flows which are contributed into the drainage system. Though a connection is shown on the drainage drawings, the Microdrainage calculations do not appear to account for an off-site contribution through an input hydrograph at Node S17 or contributing area for Pipe number 3.000. It is appreciated that we may have overlooked something in the way that this is modelled but we would seek clarification on how this contribution to the drainage system is accounted. The concern is that there are culverted sections downstream in this network which would have to accommodate this flow. The outlet is controlled to discharge at 5 l/s so any attenuation provided within the system would have to accommodate an additional volume of water.

5. Outlet 2 discharges to an existing culvert at Node S15. Flows are attenuated prior to S15 by a hydrobrake manhole at S14 to a discharge rate of 10.2 l/s. This outlet also receives surface water flow from the retained ditch channel represented by pipeline length 1.008 through to 1.011 (Appendix J3, Proposed Surface Water General Arrangement Sheet 2 of 2). No areas are noted as contributing to these channel lengths. Though the channel lengths are retained at the current capacity, the network modelling indicates a control at 1.012. Therefore, there is a concern that additional contributing area will impact the operation of the channel. The Microdrainage network model results are not sufficient to demonstrate the operation of these drainage elements.

6. At pre-application discussion we had informed the applicant that integrating any drainage provision with the existing ditches that the impermeable areas for the new development would be that which was managed and controlled with discharge to the existing watercourse system. However, the development layout crosses the existing ditch system as well as providing for diversion of surface water. It is not clear that the positive drainage system serving the impermeable areas (roads/dwellings) will not also receive surface water flows from permeable areas (green space). In addition, the proposed flow controls are placed in line (ie. within the piped network) at the outlets. This in effect is controlling all surface water contributions from the site area. It would be beneficial if:

- a) an impermeable areas plan is provided and a review undertaken against ground levels to confirm contributing areas;
- b) a contributing area table is provided within the Microdrainage results;

c) the existing areas contributing to current outlets are compared to proposed areas to confirm that all catchment areas are accounted for which may contribute to surface water flow at each outlet; and,

d) a table was provided which states pre- and post-development discharge rates for the entire site, for each catchment, for each of the outfalls to demonstrate the reduction and controlled discharge to Appledore Road.

7. A Critical Hydrological Drainage Features drawing (Appendix J8) shows the location of proposed attenuation ponds and swales/ditches. It would be beneficial if this drawing also included the ditches which will be retained and form an active contribution to surface water conveyance.

8. The housing layout is shown on the surface drainage layout drawings. In several instances, house footprints are shown over the top or in close proximity to the retained ditches. This needs to be reviewed as it would not be accepted. Usually we would recommend a maintenance buffer of 5 to 8m.

9. We are aware that concerns have been raised as to the proximity of some drainage features on the boundaries with other residential development. Adequate separation distances appear to have been provided for maintenance purposes. In relation to any increased water logging, it is anticipated that engineering design can mitigate any potential impacts. It would be recommended that this concern is addressed to the applicant for a considered response. The construction of a positive drainage system will result in a reduction of surface water peak flows to the outlets in Appledore Road. In controlling surface water flows from impermeable surfaces to 4 l/s/ha there will be a reduction in final outflows; therefore the final outcome is expected to provide a significant benefit to surface water flows downstream.

The current lack of clarity for the management/contribution of greenfield areas that will remain after development still needs to be addressed. It is not stated clearly as to the level of reduction and that all surface water contributing areas are accounted for in the design. We would therefore recommend that further information is provided to address the comments above before this application may be determined.

Weald of Kent Protection Society: Comment in summary

The adjustments made to the application will not resolve the fundamental objections made by ABC and WKPS. This development will destroy a rural and recreational wedge of land on the edge of Tenterden which is not included in the ABC 2030 development plan.

The application should be refused on the same grounds as the decision under 19/01788/AS.

High Weald AONB: Comment.

It is the responsibility of the Local Planning Authority to decide whether the application meets legislative and policy requirements in respect of AONBs. Section 85 of the Countryside and Rights of Way Act 2000 requires local authorities to have regard to ‘the purpose of conserving and enhancing the natural beauty of AONBs’ in making decisions that affect the designated area. The National Planning Policy Framework paragraph 172 requires great weight to be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas.

The Planning Practice Guidance on development in the setting of AONBs says “Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account”.

The High Weald AONB Management Plan has been adopted by all the relevant local authorities with land in the AONB as their policy for the management of the area and for the carrying out of their functions in relation to it, and is a material consideration for planning applications. The Management Plan defines the natural beauty of the AONB in its Statement of Significance and identifies the key landscape components of the High Weald. The Management Plan then sets objectives for these components and identifies actions that could conserve and enhance the AONB. These should be used as a ‘checklist’ against which to assess the impact of proposals on AONB purposes. A template is provided in the Legislation and Planning Advice Note.

In the event that the Local Planning Authority considers that the principle of development is acceptable, it is recommended that the following detailed requirements are met:

- The High Weald AONB Design Guide should be used to ensure that the design of the development is landscape-led, locally distinctive and conserves and enhances the setting of the AONB;
- The High Weald Colour Study should be used to select the colours of external materials of structures so that they are appropriate to the setting of the High Weald AONB landscape;
- Drainage proposals should seek to restore the natural functioning of river catchments and avoid polluting watercourses, especially where these flow through the AONB downstream of the application site (Management Plan objective G1);
- A Management Plan for the Country Park and other areas of open space should be a requirement of any planning permission. It is requested that the High Weald AONB Unit be involved in the details of this Plan and be invited to participate in any liaison groups to advise on the future management of the land;

- Local habitats and species should be protected and enhanced as appropriate, creating networks connecting into the High Weald AONB (Management Plan objectives G3, R2, W1, W2, FH2, and FH3);
- Native, locally sourced plants should be used for any additional landscaping to support local wildlife and avoid contamination by invasive non-native species or plant diseases (Management Plan objective FH3); and
- Controls over lighting should be imposed (Institute of Lighting Professionals recommended light control zone E1) to protect the intrinsically dark night skies of the High Weald (Management Plan objective OQ4).

The above comments are advisory and are the professional views of the AONB Unit's Planning Advisor on the potential impacts on the High Weald landscape. They are not necessarily the views of the High Weald AONB Joint Advisory Committee.

KCC Highways & Transportation: Comments in summary.

Only one vehicular access is now being proposed to the east of the site off Appledore Road together with an emergency / pedestrian / cycle access in the location of the previously submitted western access point on Appledore Road. This is acceptable to KCC Highways and Transportation as the access points meet the parameters of a Major Access Road in the Kent Design Guide. The location of the eastern access point will result in the loss of a horse chestnut highway tree and so KCC Highways and Transportation have undertaken a CAVAT value of the loss of the tree.

The proposed footway / cycle way connection is also being promoted as per details submitted previously onto Woodchurch Road together with the provision of two new bus stops. Again this is acceptable.

Junction capacity assessments have been undertaken at six junctions as well as the proposed site access point in order to determine the impact of the proposed development as well as including committed developments and background traffic growth. Future years of 2023 and 2026 have been used for the junction capacity assessments for all of the above junctions and also included are the committed developments known as Taylor Wimpey / Dandara scheme (TENT1) and Tilden Gill scheme, Redrow. The potential traffic from TENT 1b (allocated for 225 units) has also been included in the junction capacity assessments as requested by KCC Highways and Transportation as a sensitivity test. Traffic growth factors have also been included in the junction capacity assessments.

A28 High Street / East Cross / Recreation Ground Road

This signalised junction is predicted to go over capacity with a degree of Saturation of 91.5% on the A28 High Street east Left, Ahead arm in a 2023 AM Peak scenario with committed developments and the proposed development. The proposed

development will worsen capacity on this arm by just over 2% together with a two vehicle queue increase. Overall the capacity of the junction will worsen by 1%. The junction will operate within capacity in a 2021 PM Peak scenario. In a 2026 AM Peak scenario with committed developments and the proposed development the capacity will worsen to 93.8% on the A28 High Street east Left, Ahead arm resulting in an increase in three vehicles. Overall the junction capacity will worsen by 2%. Although this is a slight worsening in capacity an increase in queuing of three vehicles is not considered to be severe in accordance with the National Planning Policy Framework. The sensitivity test with the higher trip rates demonstrates a further slight worsening in capacity to 94.0% on the A28 High Street east Left, Ahead arm.

The applicant is however suggesting to increase the cycle times from 100 to 112 seconds in the morning peak hour and 90 to 100 seconds in the evening peak hour to mitigate the impact of the proposed development. By increasing these cycle times the highest degree of saturation reduces from 94% to 90.1% and provides a nil-detriment scenario and is therefore acceptable to KCC Highways and Transportation. The practical capacity improves by 2% in the AM Peak compared to a without development scenario and also 2% in the PM Peak. These changes to the cycle times should be secured prior to the occupation of any dwelling on site.

A28 Ashford Road / Beacon Oak Road Junction

The Tilden Gill development has delivered a roundabout at this junction in order to provide extra capacity for the Beacon Oak Road arm of this junction. The constructed roundabout scheme has been assessed for all the above future year scenarios. The results demonstrate that the roundabout will have ample capacity to accommodate development traffic associated with this proposal and all arms will operate within capacity with a maximum queue of four vehicles in the PM peak on the Ashford Road North arm in a 2026 future year scenario. All other four other existing junctions and the proposed site access junction will operate with plenty of spare capacity in a 2026 future year scenario.

I subsequently have no objections to the planning application subject to the following planning conditions / Section 106 Legal Agreement attached to any planning permission granted:

OUTLINE

- 1) Submission of a Construction Management Plan before the commencement of any development on site to include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management / signage
- 2) Before and after construction of the development, highway condition surveys for the highway access route on Appledore Road should be undertaken and a

commitment provided to fund the repair of any damage caused by vehicles related to the development.

3) Changes to the cycle times at the A28 High Street / East Cross / Recreation Ground Road traffic signal junction with details to be agreed in writing with KCC Highways and Transportation prior to the occupation of any dwelling on site.

4) Provision and permanent retention of vehicle parking spaces for each residential dwelling (in accordance with the Ashford Local Plan parking standards or any other standard hereby approved) in accordance with details to be submitted to and approved by the Local Planning Authority.

5) Provision and permanent retention of secure, covered cycle parking facilities for each residential dwelling in accordance with details to be submitted to and approved by the Local Planning Authority.

6) The proposed roads, footways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

7) Completion of the following works between a dwelling and the adopted highway prior to first occupation of the dwelling:

(a) Footways with the exception of the wearing course;

(b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

Total of £34,213 towards funding of additional tree planting within the vicinity of the site based on the CAVAT value of the loss of the existing highway tree (number 43) on Appledore Road.

This should be payable prior to the commencement of any development on site as the tree will need to be removed in order to install the proposed vehicle access point onto Appledore Road.

Kent Police: Comment.

We request a condition for this site to follow SBD Homes 2019 guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our and Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. Consideration should be given to the provision of informal association spaces for members of the community, particularly young people. These must be

subject to surveillance but sited so that residents will not suffer from possible noise pollution, in particular the green spaces surrounding the site and neighbouring country park. These areas must be well lit and covered by natural surveillance from neighbouring properties. The country park must have natural sightlines which are not obscured by planting of trees or shrubs.

2. Emergency access routes are only to be used when the primary route is blocked. The plan shows an access route through the south west the site. If this route is for emergency vehicles (i.e. KFRS) we understand it needs to be a minimum of 3.7m wide for fire service appliances and a folding bollard may be required to their standards. We recommend that this is checked by KFRS. We require vehicle mitigation such as kissing gates at the start/ end to each path to prevent mopeds, or similar, from using this walk way if it is to be used solely as a pedestrian access point into the site.
3. Perimeter, boundary and divisional treatments must be 1.8m high. Any service alleyways must have secure side gates, which are lockable from both sides, located as close to the front building line as possible.
4. Pedestrian routes through the site do not meet SBD guidance and would result in pedestrians using areas with minimal natural surveillance and lighting. We would strongly recommend the installation of pavements on all streets to avoid vehicle and pedestrian conflict, the current plan shows shared vehicle/ pedestrian areas to some properties.
5. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or sold secure ground or wall anchors can help provide this. We require all parking areas to have natural surveillance from active windows (i.e. a kitchen or living room) as parking to the rear or side of the property can create limited surveillance for the occupier unless side elevation windows are installed. In addition, we request appropriate signage for visitor bays to avoid conflict and misuse.
6. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.
7. Corner properties require defensible spaces to avoid desire lines that can cause conflict. This can be provided by planting of prickly plants or knee high rails/ fences, for example.
8. Lighting. Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, SBD Homes 2019 states: "18.3 Bollard lighting is purely for wayfinding and can be

easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided.” Lighting of all roads including main, side roads, cul de sacs and car parking areas should be to BS5489-1:2020 in accordance with SBD and the British Parking Association (BPA) Park Mark Safer Parking Scheme specifications and standards.

9. We recommend bicycles are stored in lockable and secure sheds with a ground or wall anchor, as mentioned above under point 4.
10. Play areas must be fenced with an auto-close gate to keep animals out and ensure young children cannot leave the area unsupervised. Play equipment must be vandal resistant (and if made of wood, fire resistant) and not provide areas of concealment or an informal storage area for offenders or materials of crime. The equipment proposed on the play area plan is advised as it does not obscure surveillance, therefore increasing safety. We recommend the sales team advise potential buyers of the plots close to the play area of it's location, which would otherwise be missed from the plan. By informing them at this stage, this reduces the possibility of future conflict and/or noise complaints.
11. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors to meet PAS 24: 2016 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please Note, PAS 24: 2012 tested for ADQ (Building Regs) has been superseded and is not suitable for this development.
12. Windows on the ground floor or potentially vulnerable e.g. from flat roofs or balconies to meet PAS 24: 2016 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes.
13. We recommend a provision of a lighting column to be wired for a community safety unit ASB camera, should ASB occur near the play area and pavilion site.

For the pavilion we advise;

- External lighting be installed, especially within the parking areas.
- CCTV is installed to cover access doors, parking areas, cycle parking and any vulnerable areas such as the seating area and steps adjacent to the football pitch.
- Alarms be installed on the building, preferably with an auto-dial function
- To prevent misuse and ASB within the parking area overnight we recommend installation of swing arm and height restriction barriers or gates – lockable in the open and closed positions to protect the entrance road, to prevent/deter unauthorised vehicle access and anti-social vehicle misuse, fly tipping etc.

- We recommend shutters fitted flush to the building line externally or internally to protect the glazing and doors. Shutters must be certificated to LPS 1175: Issue 7, SR2; STS 202: Issue 3, BR2; Sold Secure Gold or PAS 68:2013.
- Bin Stores to be secure, lit and, if in an area with limited natural surveillance we recommend CCTV cameras be installed.
- Any potential purchasers of the properties opposite the football pitch must be informed during the buying process to avoid future conflict and complaints.

If approved, site security is required for the construction phase. There is a duty for the principle contractor “to take reasonable steps to prevent access by unauthorised persons to the construction site” under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

Kent Public Rights of Way: Comment in summary

Public Footpath AB12 would be directly affected by the proposed development and is a material consideration.

KCC PROW have no objection to this new application with reduced housing as there is no change to previous responses and engagement with the applicant regarding the incorporation of Public Footpath AB12. Recognise that the views and visual impact to the East of AB12 northern end would now be improved by the proposed country park. East of AB12 southern end at the pavilion and sports pitches again reflects previous response.

However must draw attention to the recent claim of a new Public Footpath circulating the site and that an Order to record a Footpath has been made. As an objection was received, the Order has been submitted to the Secretary of State for determination and if the Order is confirmed, this will have a major impact on the proposed development. We estimate that it would be at least a year before the necessary public inquiry would take place as The Planning inspectorate have a significant backlog of cases. Please see attached documents for reference. If determined, this route must be incorporated into the development both through the Country Park to the East and the housing to the West. The eastern route of new Public Footpath AB70 would appear to run the route of the proposed paths which would easily align with the Order route with minimal amendment. The route of AB70 through the housing on the western side would require diversion under The Town and Country Planning Act if the Order is confirmed. We therefore advise engagement with KCC PROW as a matter of urgency to resolve this route alignment and specification.

Tenterden Town Council:

Object on the following grounds.

Policies Are Not “Out of Date”

Despite the 4.8 year land supply, the committee does not consider the 2030 ALP Policies to be out of date as there is no indication in the NPPF Para 11D to suggest any expiry of the plan would automatically render the policies in the plan “out of date”. This is supported by case law (Peel Investments Limited and Secretary of State for Housing, Communities and Local Government / Salford City Council).

S38(6) of the Planning and Compulsory Purchase Act 2004 advises that determination must be made in accordance with the plan unless material considerations indicate otherwise. We do not consider the 4.8 year land supply being a significant shortfall. The harm resulting from this application upon the character, environment and visual amenities of the surrounding area together with the harm to sustainability would clearly outweigh the benefits of additional housing.

Windfall

Since the adoption of the local plan, 101 windfall dwellings have been permitted in Tenterden. Tent1A is also providing an additional 5 dwellings, making a total of 106. Tenterden’s contribution to windfall is therefore proportionate and fair. With Tilden Gill development of 100 dwellings, the completion of Tent 1A next year, followed by Tent 1B, plus no doubt many other additional infill developments, there is no justification for further major housing developments in this current planning period. Tenterden’s contribution to land supply is also proportionate.

Not Compliant with Ashford Vision

The vision is very specifically worded. The key statements are:

1. To protect the setting and character of our rural town of Tenterden while still enabling evolution to take place in a natural and managed way;
2. To conserve and enhance its historic centre and accommodate development of a suitable scale, design, and character;
3. Limited growth for Tenterden with a focus on growth for Ashford;
4. The high quality of Tenterden’s landscape setting and its intrinsic historical character are factors that suggest new development in the town should be, ‘ limited, phased, and very carefully planned’;
5. Moving away from the allocated sites can quickly lead to unsustainable development which will harm the environment. It continues to say that the countryside is not a sustainable location for large scale development.

The proposal is not limited, not carefully planned, nor of a suitable scale. This application would seriously harm the provision of local amenities, services, and the environment. If the vision was to be ignored, this would put unacceptable strain on the town and the three pillars of sustainability.

This proposal is located outside the built-up settlement, presenting significant visual harm to a nationally protected rural landscape. It would urbanise this site's appearance, a harm magnified by the elevated position of the site.

Tenterden Schools Trust (Homewood School) has not sought permissions from the Secretary of State for Education for the disposal of Appledore football pitch. Normally there would be a presumption against disposal by the department. In our opinion, the site is therefore not deliverable.

If the football pitch and abandoned cricket pitch were restored, there would be no need to provide additional pitches. Tenterden Town Council has attempted to negotiate a lease with the School without success.

Does not comply with SP1 Strategic Policy

1. This application will not “conserve and enhance “the identity and attractive character of the Borough’s rural area. Nor will it “conserve and reinforce” Limes Land site L23 within the Ashford Landscape Character SPD.
2. It would be incongruous, intrusive, and damaging to the character of the settlement and the surrounding landscape.
3. The recent Ashford SHELAA report highlights this site is peripheral to the town centre. Development here could have a significant impact on the existing rural character for this part of Tenterden and the AONB setting.
4. A critical local green space and lung would be lost, as well the harm to a distinctive identity and rolling landscape.
5. It is located outside the town’s settlement boundary and seriously encroaches into Tenterden’s Weald biodiverse landscape blessed with rich biodiversity.
6. Rings the rural town of Tenterden with high density urban sprawl.
7. Does not grow or innovate the local economy. There is no independent evidence supplied to support this assertion.
8. Does not provide access to sustainable transport. Suggestions include the provision of rural bus timetables – a close reading of which would highlight the lack of such services.

A site of this size adversely impacts on local amenities, services, and infrastructure, together with harming to the environment in a manner that cannot be mitigated. This development would be un-absorbable.

Does not comply with SP2 Strategic Approach

SP2 says:

1. The countryside is not a sustainable location for large scale development and
2. Development located outside an AONB but which would have a significant adverse effect on the setting of the AONB should also be resisted.
CPRE have approached Natural England for the High Weald AONB to be extended to include Limes Land, an indication of the site’s importance in landscape terms.

3. Transferring major housing growth should be avoided from Ashford to the rural parts of the borough. Doing so creates an unsustainable housing development model.

The ALP states clearly that the combined master planned southern extension to the town and the permitted extension to housing at Tilden Gill Road on the Shrubcote estate can fulfil the town's development needs over the Plan period without adversely affecting the character of the town. This Application fails to meet the ALP's strategic objectives.

The application ignores the strategy for rural areas will be of a scale that is consistent within the relevant settlement's accessibility, infrastructure provision, level of services available, suitability of sites and environment sensitivity.

This level of housing growth would significantly harm Tenterden's biodiversity and landscape setting; its intrinsic historic character; social amenity and put existing infrastructure under strain; and put the town's tourism economy at risk. This site is not sustainable.

Does not comply with SP6 Promoting High Quality Design

The masterplan density is an over development of 27 dwellings per hectare (based on the application's planning statement of 5.41 hectare developable area).

It is considered:

1. Out-of-scale and out of character in terms of its appearance in comparison with the dwellings in Woodchurch Road and Appledore Road.
2. Will have a serious harm the residential amenity value where new residents would be able to look straight into Appledore Road properties due to its prominent elevated position.
3. Cramped, bulky and poor appearance – highly urbanised with this creeping into the Appledore Road with traffic-calming measures, bollards and signage.

In this instance the proposal would not provide the high-quality built environment required, failing to provide a scheme of the scale, mass and character that would conserve or enhance the sensitive landscape and conservation area to which it lies adjacent, as well as harming the character of this transitional site at the edge of Tenterden, typified by existing development.

Does not comply with SP7 Separation of Settlements

This development is a non-allocated site and separation would not be maintained. It would result in:

1. Coalescence of the settlement between Woodchurch Road with Appledore Road.

2. Wanton harmful erosion of the countryside, tranquillity and protected wildlife, by removing an important green gap and lung.
3. Blurring of historical settlement patterns, erased by an overlaying-built environment.

The Ashford, Tenterden and Rural Sites Inspector's Report 2010, Para 2.98, says, "the site forms a wedge of countryside within the urban form of Tenterden in a strongly rural setting, which would be eroded by development".

Does not comply with ENV1 Biodiversity

ENV1 Biodiversity Policy says: Development should avoid significant harm to locally identified biodiversity assets, as well as priority and locally important habitats and protected species.

1. This site is species rich with largely unimproved lowland grassland plus numerous mature and veteran trees supporting approximately 17 red listed birds, 15 amber listed birds, 6 protected amphibian species, 3 protected reptiles, plus protected mammals on the site such as hazel dormice, polecat and badger.
2. Minimal evidence to mitigate loss of rare and protected species (in the KRAG and KMBRC records) has been presented. A very serious omission.
3. Mitigation cannot preserve each protected and rare species to secure the biodiversity 'gain' claimed.
4. There will be a 10.37ha wildlife loss – new growth/planting can never mitigate the loss sustained to established, intertwined and fragile ecosystems and the introduction of wildlife harms – lighting, traffic, domestic pets, hard-standing and disruption to migration, nesting, feeding routes.
5. The removal of ancient and veteran trees and historic biodiverse rich hedgerows is contrary to national planning law (NPPF para,175 (c) and the Hedgerows Regulations 1997.

Tenterden Town Council requested some years ago to conduct an independent biodiversity and habitat survey, but was refused.

Biodiversity Net loss

The new masterplan of 145 dwellings itself remains similar to the previous 250 dwelling application with an apparent identical footprint. Therefore impacts on the environment and ecology will still harm the same portion of the site.

Calculations have used the same EPR baseline from the previous application 19/01788 which were considered inaccurate. Incorrect and unsubstantiated assumptions have been used which has resulted in an inflated and un-evidenced net gain. Kent Wildlife Trust has commented in detail, and their evidence supports a net loss.

Does not comply with ENV3a Landscape Character and Design and ENV5 Protecting Important Rural Features

The historic and ecological importance of Limes Land dates back over a millennium. It is an 'ancient landscape' which exhibits considerable time depth and coherence, with no historic boundary loss and the survival on site of various historic landscape features pre-dating 1845, including hedgerows, mature trees, ponds and trackways. Historic England affords equal protection to both built and landscape/archaeological assets. We believe these heritage assets are important and should be conserved.

Limes Land as a designated landscape area has been adopted as LCA 23 by the current ALP. The 2009 Assessment concluded that there is a coherent and strong pattern defined by trees and hedges. It is visually unified with good cultural integrity and strong ecological integrity with a coherent pattern of elements with few distracting features. The landscape is undulating with strong sense of enclosure provided by mixed woodlands and hedgerows. The overall guidelines for this area are to "conserve and reinforce" and warn against urbanisation.

1. The land has been appreciated by generations of residents and wildlife alike.
2. The majority of properties on both Woodchurch Road and Appledore Road enjoy uninterrupted views of Limes Land and suffer harm to their residential visual amenity.
3. This development would have a detrimental and damaging impact on the countryside especially for the properties which border the site.
4. The development would transform a rural and agricultural landscape with clearly defined boundaries, hedgerows and ponds into an urban settlement that would be out of character with the surrounding area.

It is impossible to "conserve and reinforce" this site with a major development. It would adversely harm the character of the town with its adjoining countryside and destroy the unique landscape and views to and from the ridge.

Does not comply with ENV6 Surface Water

The geology of this site is impermeable due to the clay substrate. We are concerned that the site's natural hydrology would be damaged by extensive disruption and alteration to the complex historic water system on the site, predominantly draining to the Tilden Gill behind Shrubcote. The surface water run off relies on the existing ditches and outflow via culverts into the surface water sewerage network into Appledore Road. It is likely to overload the currently inadequate sewer system. It is considered flooding will worsen with new hard landscaping across so much of the site.

Does not comply with ENV8 Water Quality, Supply and Treatment

South East Water have not stated if there is sufficient capacity in the water supply. Southern Water Services have advised previously there is insufficient capacity and pressure in the existing network in Appledore Road to cater for the number of dwellings on this site.

Does not comply with ENV9 Sustainable Drainage

Southern Water Services have previously raised issues on capacity.

Does not comply with ENV13 Conservation and Enhancement of Heritage Assets

The topography of the site is significant as in the middle is a ridge sloping North East and South West. It is one of the highest points in Tenterden with unimpeded views across the countryside to St Mildred's Church and to Kench Hill.

This site is renowned for its Medieval Ridge and Furrow ploughed field, Gallows Green and the Drove. Limes Land is typical of the Wealden pastoral landscape separated by hedgerows and drainage ditches. This ancient mosaic field structure, in combination with unimproved or semi-improved neutral and acid grassland, affirms the site historical importance locally, regionally and nationally.

It has to be noted that Schedule 4 of The Hedgerows Regulations 1997 does not allow hedges over 20 metres in length or which join other hedgerows adjoin agricultural land to be removed without planning permission. No permission has been sought.

Appledore Road is a historically important tree lined avenue leading to the town. It is proposed to remove established trees and destroy this historic and distinctive streetscape along Appledore Road. Significant visual harm would occur with the introduction of 'urban' traffic calming measures, bollards and signage, completely at odds with its character.

We refer also to the draft Tenterden Neighbourhood Plan policies TEN NP7 and TEN NP16. This proposal does not preserve or enhance the heritage assets of the Borough. The policy continues states that development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. Tenterden Neighbourhood Plan has reached Regulation 14 stage.

Does not comply with Policy TRA7 – Road Network and Development (Sustainable Transport)

This cumulative development would generate significant traffic movements with negative consequences to the primary and secondary road network, which does not have adequate capacity to accommodate this unplanned development.

Signalisation for Recreation Ground Road with the High Street and Ashford Road will be over capacity in 12 months' time. No long-term solution is available, only tweaks in cycle times.

Traffic pressure from this site will compound new traffic from the approved sites of Tilden Gill and Tent 1. The Town Council anticipates that:

1. with the additional traffic on Appledore Road in recent years coinciding with developments at Appledore and Tilden Gill, together with the extra

- movements from the site will create increase congestion and difficulties for Shrubcote residents;
2. the proposed traffic calming measures will harm the historic tree lined vista which forms the entrance into Tenterden;
 3. rush hour gridlock from Beacon Oak roundabout through to the traffic lights by the Caxton pub;
 4. school run gridlock at Homewood School and St Michael's Church of England Primary School – Homewood is one of the largest secondary schools in the country;
 5. congestion on existing roads with on street parking - Golden Square, Oaks Road and East Hill will become permanent during the day and at peak times.

It is well known there are “no” funds available now or in the immediate future to solve the critical traffic congestion of arterial roads into and out of town. Therefore, the roads within and around Tenterden will become more and more congested. Policy TRA7 must be adhered to as there will be insufficient capacity to contain new traffic impacts.

Does not comply with HOU5 (Windfall Outside the Settlement Area)

There are six criteria in HOU5 – this application fails to meet any of these criteria.

Paragraph 6.35 of HOU3a states that residential development which comes forward on sites outside of those allocated in the local plan are known as ‘housing windfalls’.

There is no specific definition for a HOU5 Windfall, therefore other criteria have to apply and be governed within the context of by paragraphs 6.54 to 6.61, plus the ALP vision, strategic policies, plus environmental and transport policies as stated above.

- a) Criteria A: a development should be proportionate to the size of the settlement regarding services and infrastructure.
 - i. In assessing a windfall application, the scale of a development will be a major factor. Paragraph 190 of the ALP inspectors report states that Policy HOU5 would also apply to Ashford which might imply that quite large-scale developments will be accepted. It does not say large scale development would apply to rural towns.
 - ii. In addition, the ALP inspectors report says that taking existing commitments and proposed allocations into account some 625 dwellings would be provided in Tenterden over the plan period. This equates to some 5% of the Borough’s residual housing requirement in Table 1. This is not a precise ‘fit’ with the size of the town compared to the Borough as a whole, but consideration has to be given to constraints such as the Area of Outstanding Natural Beauty (AONB) that surrounds much of Tenterden. These attributes secure Tenterden’s tourist economy.
 - iii. Paragraph 2.51 of the ALP says the high quality of Tenterden’s landscape setting and its intrinsic historic character are factors that suggest that new development in the town should be limited, phased and very carefully

- planned. Therefore, no more major new development is planned in Tenterden itself.
- iv. Taking these statements into consideration this development is not required and would be overbearing.
 - v. We support small scale and organic housing growth for the town that is sustainable within the town confines.
 - vi. Tenterden has yet to absorb the additional pressure placed on services and infrastructure by planned large developments within the town by Tent 1a and Tilden Gill, without considering any other unplanned developments such as this.
 - vii. There is particular concern about the impact on Ivy Court Surgery. The expansion of the surgery has been designed in line with the Local Plan but does not take into account large windfall developments. Warehorne, Appledore and Orlestone councils have all voiced concerns about the additional pressure on the local health services, particularly with regard to emergency weekend cover.
 - viii. The density of the proposed development is around 27 dwellings per hectare. This is way out of proportion with the density of the surrounding settlements, which is in the low teens per hectare.
 - ix. The application of this scale together with other committed / allocated developments in Tenterden, would be disproportionate to the settlement's scale.

This windfall development is disproportionate to the size of Tenterden and cause significant harm to the social, environmental and economic sustainability balance.

This windfall development is disproportionate to the size of Tenterden and cause significant harm to the social, environmental and economic sustainability balance.

- b) Criteria B: a development should be within easy walking distance of basic day today services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services.
 - i. The application has provided walking distances to emergency access entrances. Measurements should have been presented from the main entrance which exceeds the Manual of Streets guidelines. This would have shown the majority of the town's services are well above 800 metres and some up to 1,650 metres.
 - ii. 2011 Census shows that 20% of the residents work locally and of those 48.7% travel by car with only 1.7% by bicycle. That illustrates very strongly that claims made for sustainable travel are flawed. It must be remembered, that 80% of the residents travel further afield mainly to Ashford and London.
 - iii. For past planning applications for this site, previous Appeal Inspectors have stated there is no strategic transport infrastructure or strategic transport schemes for Tenterden to allow sustainable travel to employment centres. Private transport will continue grow as the main mode of travelling due to convenience, cost and speed.
 - iv. Private transport is and will continue to be the main mode of travelling due to convenience, cost, and speed.

This windfall development would not encourage sustainable transport as the only practical mode of transport is the car.

- c) Criteria C: the development is able to be safely access form the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area.
- i. Residents will be nearly 100% reliant on the car. Today there are numerous traffic congestion pinch points from the proposed site towards Tenterden and Ashford, resulting in gridlock during school runs and rush hour.
 - ii. KCC Highways have already stated that the signalling system at Recreation Ground Road will pass capacity by next year, 2022.
 - iii. A development of this scale will generate a significant increase in traffic which will significantly add to congestion as well as a negative impact on climate change.
 - iv. The Kent Growth and Infrastructure Framework shows that there are no plans to improve the road network to or from Tenterden for the foreseeable future. As the road network is already under pressure it will not be able to accommodate any large unplanned housing growth.
 - v. Warehorne and Orlestone Parish Councils have stated that traffic using the A28 to access Hamstreet, Ashford and motorway connection is becoming a 'rat run'. This is causing problems with the number of both minor and major accidents increasing.

This windfall development would not improve safety and would harm the existing poor traffic flow further.

- d) Criteria D: the development is located where it is possible to maximise the use of local transport, cycling and walking to access services.
- i. There are very limited public transport options in Tenterden so it is likely that people will use their own vehicles to access services within the borough. Paragraph 2.66 of the Local Plan says that “transferring major housing growth from Ashford to the rural parts of the borough should be avoided as it would result in an unsustainable model of development by being poorly served by sustainable modes of transport, leading to significantly more trips being made by private car”.
 - ii. With a large number of destinations over the 800m mark, residents will opt for car use for trips within the town.
 - iii. Cycling routes are predominately for exercise and leisure. There will be minimal use of bicycles for travelling to employment centres. Only 1.7% of the residents use the bike for commuting.
 - iv. NPPF Paragraph 103 says, significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The application is significant; does not provide a genuine choice of transport; and places the car as the main form of transport.

Tenterden has no rail station, very poor rural bus services and no bicycle lanes. The NPPF and Robert Jenrick are clear that development should occur where there is sustainable transport.

- e) Criteria E: the development must conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality.
 - i. The Ashford Landscape Assessment Special Planning Document has identified this site as being within a designated Landscape Character Area. The recommendations for this LCA are to protect and enhance - not build on. As this SPD has been adopted by the ALP, Ashford has a duty to enforce its own policies.
 - ii. There are major concerns about the damage this development will cause to the natural environment and the surrounding landscape. These have been echoed by Kent Wildlife Trust.
 - iii. This housing development would impact significantly on the precious environment in disregard of ENV1 Biodiversity. ENV1 policy specifically says: Development should avoid significant harm to locally identified biodiversity assets, including priority and locally important habitats and protected species.
 - iv. This site has many priority habitats and protected species. It has been reported there are 17 red listed birds, 15 on the amber list, 6 protected amphibian species and 3 protected reptiles. Despite the well-known protected mammals on the site such as hazel dormice, polecat and other protected species, a comprehensive Mammal Survey has not been conducted.
 - v. The current setting is of an indispensable and continuous green lung and wildlife corridor that supports a rich habitat, high landscape value, typical Weald fields, hedge boundaries in the setting of the High Weald AONB; all that gives the site its unique characteristic. The landscape character of site is complementary and seamless with the AONB.

This windfall development would extensively harm and the existing precious habitats and protected species on the site, with no practical method of recovery.

- f) Criteria F: the development is of a high- quality design which takes into account setting, scale, local character and residential amenity.
 - i. There have been many attempts to develop this land. The first was in 1960, and again in 1987 and 1997. Following a series of appeals 1988 and 1989 to the Secretary of State for the Environment, which have all failed as they would be intrusive into the countryside.
 - ii. The development will impact on views into and out of the site, including towards St Mildred's Church and the Woodchurch Dark Skies area.

- iii. It will severely impact on the visual amenity of the residents in the surrounding housing.
- iv. The design for the housing is based on the style and density of housing of inner London, which is totally out of keeping with the semi-rural nature of the site.

This windfall development would exorbitantly harm local character area LCA23 beyond recognition.

Past Applications

Planning officers and appeal inspectors of past applications have rejected development on this site, all saying it would damage the setting of the rural character. It was rejected by the 2020 Local Plan process and last year's 19/01788/AS application.

Robert Jenrick Secretary of State for MHCLG – Ministration Statement

On 16th December 2020, Robert Jenrick MP issued a written ministerial statement, which is material consideration and sits alongside the National Planning Policy Framework and Planning Practice Guidance.

In essence it says:

1. green spaces should be avoided;
2. urban centres are the best-served by existing infrastructure – with schools, shops and medical facilities;
3. sites with quality transport systems within urban centres are best placed for sustainable housing development;
4. building homes around our transport hubs will help deliver the government's ambition to tackle climate change by offering greater access to more sustainable forms of transport and reducing unnecessary journeys;
5. building more homes in cities and urban centres will mean making the best use of brownfield land, of which many cities and urban centres continue to have large quantities, and protecting our countryside as much as possible.

This proposal does not comply with the minister's statement and would harm the town's economic and environmental sustainability.

Developer Contributions

The Draft S106 Contributions refers to schemes are ambiguous. It is unclear how the various maintenance proposals will be funded by the developer, by the borough council and by new residents. It is unlikely that a levy on the proposed dwelling units will be inexpensive for the new residents (including those in affordable homes). Again this potential burden is likely to move to Ashford Borough Council whose budgets are already incredibly stretched and, in our

view, would be unrealistic to expect. Certainly, Tenterden Town Council does not have the funds and we do not believe these are deliverable or sustainable.

It is requested that Ashford Legal Department dissect before any determination is made. In addition we would ask them to ensure the S106 is directly related to the development site; and is fairly and reasonably related in scale and kind to the development. It is recognised that planning permission cannot be bought or sold and it is important the proposed contributions do not exceed what is expected for this size development.

Planning Obligations Guidance Paragraph: 002 Reference ID: 23b-002-20190901 on the Planning Portal says:

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Neighbourhood Plan Site Assessment

Our Plan commenced Reg 14 on the 23rd June and starts to carry weight for all planning applications within the parish of Tenterden.

There are polices that protect Limes Land through:

1. Proposed designation as a “Local Green Space” and, enforcement of Landscape Character Area 23.
2. Proposed designation of heritage assets on Limes Land, such as the Ridge and Furrow Cultivation plot, the Drove Way, and Gallows Green.
3. Protection of historic routeways where applications should not result in any unsympathetic changes to the character by the pavilion and houses between the ridge and St Mildred’s church. Currently both views would suffer from significant harm.

The council attaches a copy of the full site assessment produced by the Neighbourhood Plan Steering Group, an official subcommittee of Tenterden Town council.

Objections with Associated Weight

Non-adherence to Ashford Vision will create severe harm to economic, social, and environmental sustainability.

Non-adherence to Ashford Polices that will create severe harm to environmental sustainability are:

- a) SP1 Strategic Policy

- b) SP2 Strategic Approach
- c) SP6 High Quality Design
- d) SP7 Separation of Settlements
- e) HOU5 Windfall Outside the Settlement Area
- f) ENV1 Biodiversity
- g) ENV3a Landscape Character and Design
- h) Neighbourhood Plan Polices NP1, NP2, NP7 and NP16.

Ashford Polices that will create harm to economic sustainability are:

- a) ENV13 Conservation and Enhancement of Heritage Assets
- b) TRA7 Road network and Development
- c) Past Rejections

Non-adherence to Ashford Polices that will create harm to social sustainability are:

- a) ENV6 Surface Water
- b) ENV8 Water Quality and Supply
- c) ENV9 Sustainable Drainage

Non-adherence to Robert Jenrick Ministerial Statement that will create harm to economic and environmental sustainability.

On balance, due to the significant harm identified to the biodiversity of the site, the landscape character, setting of the adjacent AONB, it is concluded that the scheme would not comprise sustainable development on any front and that the benefits of the development proposal would not outweigh the clear conflict with the development plan and other material considerations.

Natural England: In summary

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

ABC Cultural Services: In summary.

Public Open Space contributions

1.1. Off site provision of public open space:

S106 SUMMARY: CULTURE CONTRIBUTIONS:				
PUBLIC OPEN SPACE:	Off-site capital provision:		Commutated maintenance sum	
	£/dwelling	Total	£/dwelling	Total
Allotments	258.00	37,410.00	66.00	9,570.00
Strategic Parks	146.00	21,170.00	47.00	6,815.00
Cemeteries	284.00	41,180.00	176.00	25,520.00
CULTURAL PROVISION:	£/dwelling	Total		
Arts Sector	338.40	49,068.00	N/A	
Voluntary Sector	87.00	12,615.00	N/A	

Allotments: Local provision with investment within Tenterden.

Strategic Parks: When funding is available, the investment will be towards a Strategic Park site as identified in the Local Plan 2030, COM2. To be either a contribution towards provision of Conningbrook Lakes Country Park, to include fees, infrastructure works and management and maintenance of CLCP. Alternatively, contribution towards provision of Discovery Park, to include fees, infrastructure works (including land purchase) and management and maintenance of Discovery Park.

Cemeteries: Local Provision with investment within Tenterden.

Arts Sector: Local provision with investment within Tenterden. This will be the St Mildred's Church project, as requested for application 19/01788/AS.

Voluntary sector: Local provision with investment within Tenterden. This will be the St Mildred's Church project, as requested for application 19/01788/AS.

Note that all sums detailed will require indexation:

- Open space typologies from 2012
- Voluntary sector from 2018
- Public Art from 2016

On-site provision

Sports provision

Sport is to be provided on site. This will be a combination of replacement provision for the existing 11 x 11 adult pitch, provision as required by the size of the development, and provision in excess of this requirement. Provision includes pitches, a building and necessary infrastructure. It is noted the scheme does not include lighting.

We note the statement in the application that the building has been designed to FA standards. It must also be compliant in terms of changing facilities for all and fully accessible. The proposed development involves the loss of existing provision; the

planning condition must allow the compensatory provision to be available for use, with suitable vehicle access, before the loss of existing provision, to avoid the loss of sports provision at any time.

The application fails to provide a named team or organisation where agreement, whether informal or formal, has been achieved.

There is no detail on who will be responsible and we cannot see anywhere within the application where engagement has been progressed with any suitable operator, sports club or community organisation. Given the weight of sport provision for this application, engagement and consultation with local sport clubs appears limited. We would like to see the evidence and outcome of engagement with Tenterden Tigers. We note that the adult football team, Tenterden Town Football Club, although listed as a key stakeholder, is not listed at page 22 as part of the summary of stakeholders who have been consulted.

Without the necessary engagement and consultation, what is the evidence of need for the sports provision. Although the Playing Pitch Strategy 2017-30 demonstrates need, this requires testing before any significant investment, to allow for changes in sport requirements and for the possibility of fluctuating club membership. As such it is not clear what clubs are intending to use the site, and how the sport pitches, pavilion, open space and related infrastructure will be managed. Please can we see evidence of this?

We would also like some clarity on what will be school provision, and what local clubs will use. It is important to clarify this point as the wider community need to benefit from the sports provision, not just the school and closed club usage. The Statement of Community Involvement is based on previous applications. We cannot see there has been any engagement on the current layout - the timeline stops at September 2019. Please can the applicant provide evidence on community engagement and consultation on this specific application.

The application references the current application for Tenterden Recreation Ground, 21/00724/AS, where there will potentially be a loss of one full size adult grass pitch, and is referenced in the Sports Facilities and Open Space Supporting Statement considered as part of the sports context, paragraphs 3.2.7 – 3.2.10. Application 21/00724/AS has not been determined, and it is noted that Sport England have raised an objection to the proposal. To be clear, this application, as currently designed, will not provide the replacement provision for the Tenterden Recreation Ground site. This application proposes one adult grass pitch, and this is in lieu of the loss of the existing adult grass pitch at the Appledore Road site. In order to accommodate loss of one adult grass pitch at the Recreation Ground site, the Appledore Road site would need to provide two adult grass pitches as a minimum.

The Sports Facilities and Open Space Supporting Statement details in the summary at 6.22 on Operation Management, 'The applicant would seek to develop a transparent approach, working in partnership with the Borough Council to identify suitable organisation to manage the Country Park and Sports Hub.' Given this element of the planning application is for full planning permission, the lack of

consultation to date with the council or any suitable body is of concern. At this stage of the application, the council requires more than just a statement that details an approach, as this provides no security on future management.

To confirm, Ashford Borough Council will not be adopting any of the on-site sport provision (or any other open space typology).

Informal/natural provision

At 145 dwellings, informal/natural public open space is required as on site provision. This development triggers a requirement of 0.70 ha, with a minimal capital investment of £52,490, and subsequent minimum maintenance value of £47,125 over ten years index linked. Informal open space provided as part of the development must be integrated within the built development, entirely overlooked, genuinely useable and fully accessible all year round, and within 400m walking distance of all properties.

The public open space must include all the necessary infrastructure and planting to create a quality landscape scheme. The following locations will not count towards the area of required informal public open space:

- Flood zone areas
- Necessary drainage features such as attenuation ponds
- Landscape required as ecological mitigation
- Amenity space – verges, buffers etc

The minimum size of informal public open space must be 0.25ha, as detailed in the adopted Public Green Spaces & Water Environment SPD. The Sport & Open Space Statement lists at 1.3.9:

- *Country Park (8.66 ha)*
- *Equipped Play Space (0.17 ha)*
- *Amenity Green Space in and around the proposed housing development (6.93 ha).*

The 'Country Park' element at 8.66 ha can feasibly be considered to be public open space, however the majority of amenity space in and around the development is unlikely to comply. Given that 0.70ha is required on site, the 'Country Park' element would appear to provide the necessary quantum of informal/natural public open space. 1.6. It is difficult to comment on the design for the Country Park, as the Country Park Masterplan is not clear enough on what is existing and proposed provision. The proposal appears to be very light touch, with a minimal amount of paths, planting and site infrastructure. The park is immediately adjacent to the High Weald AONB, and therefore the landscape of the park, and the built development, must be mindful of this character and integrate with it.

The western part of the site provides limited level of detail regarding landscape and open space. We can see that there are potentially new hedgerows proposed, which will improve the green infrastructure and provide ecological corridors throughout the

site. Our preference is always for open space to be overlooked; the current design has some examples of rear/side property boundaries adjacent to open space, which represents poor design. The image below is an extract from the centre of the site, and demonstrates a long garden boundary adjacent to a central block of open space, which includes a play feature. The connections between the residential development and the 'Country Park' are poor; the layout and pedestrian movement of both sites needs to be considered as one.

On site informal/natural open space will require further detail as part of a planning condition, to ensure high quality is achieved. As well as detail on the hard and soft landscaping, we expect to see a detailed Design and Access Statement, and the methodology behind the approach to landscape character and how this will both mitigate for the impact on the adjacent AONB, and contribute towards the necessary net gain in biodiversity. We also expect community engagement as part of the design process for the proposed new park. Therefore we request a condition regarding public consultation that will inform the final design for open space and play. Given the extensive nature of the open space being put forward, and to ensure it reflects community need, consultation is required both to gauge on-site requirements but also as part of the process of embedding this potential park into the local community. We note the quantity of SUDS proposed; these features will need to complement the existing waterbodies and provide positive landscape features. The approach to the design of SUDS should be as part of the landscape infrastructure, and must not be designed and delivered as highly engineered features. The Sustainable Drainage SPD provides further detail. SUDS can not be considered as part of useable public open space.

The drainage strategy appears to impact on the Heritage Asset ridge & furrow feature in the north-west of the site. A negative impact on this asset is not acceptable.

Given the impact on the local landscape and adjacent AONB, the quality of the landscape proposed here will need to be very high. The 'detailed area' drawings provide limited details, and do not cover the whole area for the full planning permission element of the submission. The drawings typically do not detail levels, materials, suppliers etc; any planning conditions will need to ensure we receive sufficient detail to allow us to provide informed comments. Please note that we do not consider the Country Park as named by the applicant to be a country park, or of strategic value. It is a local piece of open space, and lacks the required infrastructure to be considered strategic. Country Parks are large-scale destination spaces, which typically provide a wide range of recreation opportunities, with a destination play space, toilets, refreshment facilities and dedicated parking.

To confirm, Ashford Borough Council will not be adopting any of the on-site public open space.

Play

Consultation is required with Tenterden Town Council to agree public open space provision on-site, as existing and planned provision for Tenterden impacts on what should be provided at this location. Typically for a development of this size, the only public open space to be provided on site would be Informal public open space. However the location of this site raises the possibility of the Play space typology at this location; the nearest off site play space is greater than the current walking threshold of 400m as detailed in the Open Space SPD. Play could feasibly be provided at this location. The play space calculates as 0.17 ha, with a minimum capital investment of £78,445, and subsequent minimum maintenance value of £96,135 over ten years.

A development of this scale will only generate one play space on site; this should be integrated into the development and well overlooked, to provide natural surveillance. There should also be clear linkages between the play space and the rest of the development to demonstrate it will be easily and readily accessible. Consideration should be given to the provision of accessible play equipment for children with limited mobility and/or learning difficulties.

The current proposal of three play spaces is not required, although we do expect informal open space throughout the development to be playable and accessible. The Sport & Open Space Statement lists at 5.3.2:

- Two Local Areas for Play (LAP)
- One Locally Equipped Area for Play (LEAP)
- An outdoor gym (co-located with the LEAP)

At least one play space must be a minimum of 0.17 ha and must include a 30m buffer, as detailed in the PGS&WE SPD. We require confirmation of this provision. The current design for play is very standard and demonstrates limited play value. On site play will require further detail as part of a planning condition, to ensure high quality is achieved. Play space must be formal and 'equipped play'; natural features will not contribute towards play space provision. The LAPS detailed in the application will not count towards required play provision - this is not a designation the council uses or recognises. The current location for play is not ideal, and could be better integrated within the centre of the development and not pushed to the edge, where natural surveillance will be limited.

If Play is provided off site then Tenterden Town Council will need to advise on a suitable site. The capital contribution will be a minimum £94,105, and commuted maintenance sum as based on the open space SPD.

Ecology & biodiversity

Regarding the open space on site and impact to the landscape, we expect a net gain in terms of biodiversity and loss of landscape features, particularly loss of water bodies/features, hedgerow and trees. Replacement of an existing water feature with a SuDS feature will not automatically be considered as suitable replacement.

Clarity is also required on the involvement of Kent Wildlife Trust. They are mentioned several times in the Statement of Community Involvement, but this appears to be in relation to a previous application for this site. What is their involvement now, and have they had any input into the LEMP? We note comments from KWT, disputing a net gain in biodiversity.

Management of Facilities

Planning Statement p51 6.2.101 - *Country Park facilities have been designed with the ABLP preference for Community Stewardship in mind; that the applicant would seek to work in partnership with the Borough Council to identify suitable organisations to manage the Country Park and Sports Hub; and that this approach is proposed to offer compliance with preferred Community Stewardship model set out in Policy IMP4. A draft Operator Appointment plan is included at Appendix 10 of the Sports Facilities Supporting Statement.*

We understand the approach for the management of the sports and community provision, however we need to see assurance from an actual club or organisation who will be committed to take on the role of managing the sport provision, and what the delivery model will be. Regarding the management of the sport provision we would be looking for a club that is registered with the Football Association (Kent FA), and has the required FA Charter Standard status to be able to offer youth provision and integrates disability team or teams within the club.

We also need assurance from a management body regarding the long-term management of open space, particularly the 'Country Park' element of the scheme, and the financial mechanism for this.

Our requirement of the developer is to demonstrate a reasonable level of certainty that the facility will be managed, with agreed maintenance sum committed for ten years.

We also need clarity on who will be the owner of the site; currently there is no detail on which organisation will have ultimate responsibility for the public open space and sport provision.

We require more detail on how the local community will benefit from the facilities, beyond any identified club as prime user.

We have reviewed the LEMP in terms of management of open space; the outline prescriptions appear reasonable and practical but at this stage are high level. We expect to see more detail as part of a planning condition regarding management of all open space.

Summary

- We require evidence of need for sport facilities, and evidence of engagement and consultation with relevant clubs.

- We require evidence of engagement and consultation with the community.
- We require a proposal for how the building will be of benefit to the community, and what will be available for community use. Consideration needs to be given as to how users of the Country Park will be accommodated.
- We require evidence of engagement and consultation with management organisations, with regards the operational needs for both the sport facilities and 'Country Park'.
- We require a S106 trigger whereby the governance, management and maintenance of the open space and sports provision, has been contractually agreed in writing with a suitable organisation and any sub-operator(s), prior to first occupation.
- The proposal for all open space typologies is currently of low quality and will require more investment and detail.
- To confirm, Ashford Borough Council will not be adopting any of the on-site open space or facilities.

Ashford Borough Council Environmental Protection Officer: Comment in summary.

Note the damage costs associated with the submitted air quality assessment. In order to mitigate against the damage associated with the development we would request a condition for the air quality mitigation measures specified in the submitted Air Quality Assessment to be installed prior to occupation of each unit.

To promote the move towards sustainable transport options and to take account of cumulative impacts of development on air quality we would request the application of a condition to provide electric vehicle charging facilities on driveways etc.

As with all developments on sites where there has been previous activity/development there is a potential for unexpected contamination to be found during the works. As such we would ask that a condition for the reporting of unexpected contamination is included.

A condition for a Code of Construction Practice to be submitted prior to the commencement of development is also requested.

An informative relating to code of practice hours is also recommended.

KCC Minerals: comment in summary.

I can confirm that the application site is not within 250 metres of a safeguarded mineral or waste facility and therefore does not have to be considered against the safeguarding exemption provisions of Policy DM 8: Safeguarding Minerals

Management, Transportation, Production and Waste Management Facilities of the adopted Kent Minerals and Waste Local Plan 2013-30.

With regard to land-won minerals safeguarding matters it is the case that the area of the application site is partially coincident with two safeguarded mineral deposits. These being the sandstones, the Wadhurst Clay Formation and the Tunbridge Wells Sand Formation, as shown by the below extract from the Ashford Borough Minerals Safeguarding Proposals Map of the Kent Minerals and waste Local Plan 2013-30. Both are of historic importance in that they have been used in the past as sources of building stone. Currently these sandstones are not commercially extracted in Kent by the quarrying industry for a supply of stone for construction.

Therefore, although the development proposed is not of a minor nature, any prior extraction of any usable mineral would not be practical or viable in all probability. The applicant has submitted a Minerals Assessment (MA) with the application that examines if an exemption from the presumption to safeguard can be invoked by evidentially arguing that a criterion of Policy DM 7 Safeguarding Mineral Resources should apply. Though it is only required to invoke one criterion to can an exemption under this policy the MA states that criterion 1 and 5 can be invoked. Criterion 1 looks at viability of pro extraction and the MA concludes it would not be viable or practicable to do so. It may be an arguable point with regard practicality, given that the open landscape would, despite the proximity of existing residential properties, some sandstone may be able to be quarried from this land. However, given what is understood about the low need for this material, in modern construction material supply chains, it is a reasonable to conclude that any prior extraction would not be economic and the requirements of criterion 1 of Policy DM 7 has been met and the proposal is exempt from the land-won mineral safeguarding presumption of Policy CSM 5: Land-won Mineral Safeguarding of the Kent Minerals and Waste Local Plan 2013-30.

The County Council has, therefore, no minerals or waste safeguarding objections to the proposal.

KCC Archaeology: comment in summary.

This site has potential to contain as yet unknown archaeological remains and does contain important archaeological landscape features. I welcome the heritage assessments, including the addendums, which in my view have been thorough and comprehensive. I particularly welcome the historic landscape assessment and that it seems to have been used, to a certain degree, to guide the masterplan layout. Further archaeological or historic landscape assessment is not essential prior to determination of this application but further clarification on mitigation for both buried archaeology and archaeological landscape features would be preferable. I would encourage a review of the current masterplan to ensure that positive archaeological landscape measures are robust and meaningful.

Some of the concerns over the gallows site, driveway and ponds might be able to be addressed through further documentary research and interpretation measures. Heritage enhancement measures could be covered preferably through S106 Agreement or through conditions. If through conditions, I would like the opportunity to recommend wording for archaeological landscape management and enhancement conditions. Outstanding archaeological issues can be addressed through conditions.

KCC Ecology: comments in summary.

While some of the species data is 5 years old, it's likely that they provide a reasonable understanding of the ecological interest of the site particularly as it was supported by an updated walkover survey carried out in 2021.

The proposed development is intending to retain habitats which support the species which have been recorded within the proposed development site. However as discussed in detail below (in relation to the biodiversity net gain metric) we are concerned that the retained habitats (particularly the grassland) cannot be created/enhanced to the quality anticipated by the Biodiversity Net Gain Metric. Therefore there is a risk that the number of species recorded within the site may decline as a result of the proposed development. On receipt of the additional information requested in relation to the biodiversity net gain metric we will re-review the impact on the species and habitats from the proposed development.

The biodiversity net gain metric is a tool to assist in understanding the ecological impact of the proposed development and considering if the proposed mitigation is appropriate and achievable – we have a number of concerns with the submitted Biodiversity Net Gain Metric and the associated information used to inform the metric.

A biodiversity net gain metric has been submitted and it has detailed that the proposal will result in a 15% biodiversity net gain and we query how this is achievable within the proposed development site.

There is no information with the Metric demonstrating how the applicants have reached the conclusions about the condition of the existing, enhanced or proposed habitat and no map has been provided clearly demonstrating where the habitat creation/enhancement works (as detailed within the metric) will be carried out to support our understanding of the metric.

The metric currently details that the neutral/acid grassland habitats are currently in poor/fairly poor condition and subsequently once the management has been implemented the metric had detailed that the condition of the neutral and acid grassland will improve to good/fairly good – we have the following concern with those conclusions:

1. The presence of Ant hills within the slight indicated that the site has been unploughed for a number of years and the previous metric assessed the condition of the majority of the neutral and acid grassland as moderate and therefore we question whether the condition of the grassland has been under represented within the current metric.

2. The reduction of grassland and the increase in pressure from the proposed development (including recreation) we question if an increase in quality of the grassland is achievable and additional information must be provided demonstrating why the applicant is satisfied that the management can achieve what it details in the metric.

Due to the reduction of grassland and the increase in pressure from the proposed development we question if the increase in the quality of grassland habitat is achievable. The proposal is to actively manage the grasslands on site to benefit biodiversity and the management plan details that within the country park it will be wildflower meadows and within the residential areas it will be a mixture of wildflower grassland and amenity grassland. On paper we do understand the reasoning behind this proposal but in practice we do question if it can be achieved – particularly within the residential areas which will have a higher level of impact such as from recreational pressure, residents implementing their own management due to the area being messy or impacts from car parking on verges etc. We advise that additional information must be provided demonstrating how the applicant can be satisfied that the proposed management is achievable across the whole site and will achieve the intended conclusions.

We question if the metric calculation has taken in to account the installation and maintenance of the utilities required for the site or any land levelling required. Any underground cables/pipes required for water/gas/electricity may have to be accessed at short/no notice and subsequently impacting any habitat creation/enhancement which had previously been implemented.

The reptile mitigation is proposed for the NE corner of the proposed development site and it will be managed as a scrub / grassland mosaic. Typically the grasslands within receptor sites are managed on a rotational basis with sections of the grassland cut on alternative years to create a tussocky grassland. The management of the grassland in this fashion may result in a decrease in botanical interest due to the reduction in mowing. This is a conflict in management requirements and due to this we question if the quality of the grassland can be improved as suggested by the biodiversity net gain metric.

Based on the above it is our view that the metric needs to be updated and additional information provided to ensure that the information is based on the proposed development.

We recommend that the metric is submitted as an excel spreadsheet rather than a PDF to enable the data to be reviewed in more detail.

Lighting

The Ecological Assessment has provided the following information about lighting within the proposed development: *During the operational phase, lighting will be limited only to areas of development (i.e. street lighting) as well as expected to be utilised within areas of anticipated high footfall within development space for the purposes of preserving public health and safety.* We advise that a light spill plan is submitted demonstrating what the anticipated light spill from the proposed development will be to enable consideration of the impact the proposal will be on foraging/commuting/roosting bats and other nocturnal animals. The increase in lighting within the proposed residential area may mean that suitable habitat may not be utilised by species recorded within the site due to increased lighting levels.

LEAP

The submitted site plan currently shows the proposed LEAP within close proximity to the residential housing. We presume it's been located within this area due to previous concerns raised about if the quality of the grassland within the LEAP area previously located within the proposed country park. However we highlight that ABC must be satisfied that the proposal will be located within that area and not, if planning permission is granted, moved in to the country park area.

Kent Wildlife Trust: object and state;-

Kent Wildlife Trust **objects** to this application on the grounds that it will lead to a measurable net loss in biodiversity, in contravention of paragraphs 170 and 175 of the National Planning Policy Framework.

In this letter we highlight discrepancies within the applicant's Defra Biodiversity Metric calculation, including issues which were previously raised in relation to application AS/19/01788. It is noted that some of our advice on AS/19/01788 has been implemented, however a number of key issues remain. Based on our ecological expertise and experience of dealing with other similar biodiversity metric calculations elsewhere in the county we have assessed that the proposals will lead to a net loss of biodiversity. As with the previous application by Wates, this application continues to underestimate the baseline value of the site and overestimates what will be achieved by the proposed management scheme. A more detailed assessment can be undertaken following the submission of further information by the applicant.

We recommend that this application is refused on the grounds of significant measurable loss to biodiversity unless the applicant is prepared to commit to significantly amending the development masterplan or providing for a large scale scheme of offsite habitat compensation to reflect biodiversity losses.

CPRE: object and state;-

CPRE strongly objects to this further attempt to undermine the character of Tenterden and the coherence of the Local Plan by this proposal to develop the countryside that reaches close into the heart of Tenterden and connects the whole

settlement to the AONB that surrounds it. 124 houses on this site were rejected at appeal in 1989 ; the site was specifically excluded from the current adopted ALP 2030 ; 250 houses plus sports facilities and a country park were refused recently under 19/01788. This application is a minor evolution of 19/ 01788 : the illustrative spatial plan is the essentially the same but each house has more space around it – potentially making it easier for a developer to propose intensifying at reserved matters to maintain the 72 affordable units offered but with a larger viability margin.

The headline objections to this development are its harmful effects on the natural and historic landscape character of Tenterden in conflict with SP1, ENV1 and ENV5 , and that this would be major development harming the setting of the AONB in conflict with ENV 3b . All these policies are up to date and relevant to this application. It would also be a devastating destruction of a piece of ancient agricultural land with very high biodiversity value in its trees, mature grazed grassland and legibly historic environment evident in the remains of the medieval field patterns. All this would be lost by felling over 200 trees incorrectly dismissed as of low value in the arboricultural study, and those remaining would be irreparably damaged by inadequate root protection areas (RPAs) and eroded by attenuation ponds. As admitted in the LEPM the [ancient] grassland would be scarified away once the grazing animals were removed and replaced by wildflower meadow seed - to be reseeded as necessary. The first principle of managing trees to enhance biodiversity is to maintain and protect what we have. It takes many many years to recreate biodiversity that is lost. Climate and biodiversity imperatives are repeatedly emphasising the need to respect and maintain trees and mature species rich landscapes such as this for carbon sequestration and biodiversity protection. This is quite independently from its valued green space contribution to the historic settlement of Tenterden.

The proposed destruction of natural capital and biodiversity would be contrary to NPPF para 175a. There are considerable doubts that the ecological studies have adequately measured the baseline biodiversity correctly, and there is a balance of probabilities that there would actually be a net loss of biodiversity contrary to national and local policy. The natural character of the area is marked by its location and the pattern of tree cover all of which provides a unique landscape in the setting of the AONB which is also defined and nurtured by underground springs and water channels. These are less visible but equally important aspects of the natural environment, and potential sources of flood risk problems exacerbated by climate change and therefore potentially in conflict with NPPF para 157.

ABC has been right to refuse development on this site, and should continue to do so, with even stronger reasons today in the heightened attention to biodiversity in general and the vital role of trees and established grassland in particular. The bird population is notable and includes red list species for which all the trees together provide essential habitat. This should remain agricultural land and be designated green space in the next Borough Plan.

Sport England: Raise no objection but make the following comments:

Assessment of Existing Playing Fields

The playing field to be lost (plot F13) comprises circa 1.2ha and accommodates 1 x full sized adult 11v11 football pitch. It is understood however, that the pitch is of poor quality and lacks basic facilities such as toilet and change facilities. As such, it is some time since it has been used by the site owner, Homewood School. There is also no current community use.

Assessment of Proposed Playing Fields

The proposed replacement site (F10) is of approximately the same total area as the one to be lost (F13) and the TGMS report at appendix 6 of the Sports Statement accompanying the application identifies, that with a certain amount of improvement, involving cut and fill to re-grade the site to meet Sport England guidelines and the installation of a primary drainage system, a good quality pitch to FA recommended dimensions can be satisfactorily accommodated here. Sport England is satisfied that subject to these improvements being undertaken and maintained, and the new pitch being constructed and thereafter made available in an appropriate timescale, that this part of the proposal meets the requirements of exception E4 of our play field policy. These matters should be secured by condition and / or through the s.106 legal agreement.

It is acknowledged that the amended proposal now under consideration allocates the existing football pitch field as the only vehicular access into the development site, and that that has implications for the timing of the replacement and new pitches being constructed and thereafter, being available for use. However, it is recognised that the existing pitch has fallen into poor condition and disuse and that the replacement pitch would offer significant benefits to local senior football particularly when considered with the new ancillary facilities proposed. Therefore, subject to a firm timetable for the provision and availability of the replacement pitch being established within any planning permission granted, Sport England has no objection to this aspect of the proposal.

Sport England has previously consulted with the Football Foundation (FF) on the details of the proposal at pre application and formal planning application stage. The FF is supportive of the proposal to provide new junior and mini pitches on plot F14. The provision of

1 x junior 11v11 pitch, 1 x 9v9 pitch, 1 x 7 v7 pitch and 2 x 5v5 mini pitches would meet one of the strategic priorities for football identified in the Council's Playing Pitch Strategy 2017- 2033 that is to provide additional pitches at Homewood School, Appledore Road, to provide additional playing facilities for Tenterden Tigers. The pavilion building proposed meets relevant Sport England and FA guidance. This part of the proposal is therefore considered to meet our Provide objective.

Given the above assessment, Sport England has no objection as it is considered to meet exception 4 of the above policy and the Provide objective of our planning objectives for sport. The absence of an objection is subject to condition(s) being attached to the decision notice should the local planning authority be minded to approve the application.

It is recommended that a full specification of the sport facilities to be provided and the agreed triggers for their availability, is included within the s.106 legal agreement to be negotiated.

Southern Water: comment in summary.

- (i) It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- (ii) Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.
- (iii) It may be possible for some initial properties to connect with the current capacity in the network, pending network reinforcement to provide capacity for the remaining properties. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.
- (iv) A condition is requested that occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.
- (v) A condition is requested for "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Neighbours: Approximately 270 objections were received including a petition with approximately 260 names making in summary the following comments

- Concerns with employment opportunities for existing and future residents.

- The creation of a children's play area, community orchard, landscape buffers and green links would further distance access to the natural and open countryside which is already heavily impinged around Tenterden.
- There has been no attempt by the developers to contact individual residents bordering the site.
- Increase in greenhouse gases
- The Growth and Community Services Assessment states Tenterden is 5.5% of Ashford's population, yet already provides 7% of Ashford's housing stock.
- The Statement of Community Involvement is misleading. Tenterden Schools Trust Partnership & Engagement is a Business Partnership and should not be included as Community Involvement.
- 81% of respondents to the consultation questionnaire in 2019 did not agree with the development plans.
- Tenterden is known as the Jewel in the Weald.
- Detrimental impact of proposed single vehicular entrance to the site for nearby neighbouring properties.
- Who would pay for the management company proposed.
- It could be possible to have an access road which slants, with chicanes and the judicious use of screening inside the site, with hedges which protect the areas outside the site, so that light and other pollution is minimised.
- Though Tenterden's Neighbourhood Plan still has to be formally published, there is no reason to dismiss it.
- Inaccuracies with the description of the fields.
- There is no commitment to build social housing accommodation for the elderly or disabled.
- Impact upon the Dark Skies Area and would generate huge amount of artificial light.
- Would impact the landscape which is part of the LCA23 Local Character Area – Woodchurch Undulating Farmlands.
- Clarification should be sought on the Promotion and Marketing Agreement with the owners of the site.
- Bee hives are proposed but the threat to bee populations is not the lack of bees but the destruction of flower rich habitats. Since orchards only flower for

a few weeks and many flowers will be concreted over or replaced by football pitches what impact will this and the introduction of more bees have on the existing bee population?

- The land has never been ploughed, as per the Dowry of 1822.
- The development would encourage urban sprawl.
- Tenterden is a unique ancient market town with outstanding architecture.
- The loss of the tree and ancient hedgerow should be calculated and included in a S106 agreement.
- Loss of a view of St Mildred's Church from the public right of way (PROW)
- The data within the Ecological Surveys undertaken by the developer is out of date.
- The site is not suitable for development as it has been identified by Natural England as a habitat for wildlife as a Network Enhancement Zone under the National Habitat Network.
- There is a need for an independent survey to investigate the presence of unimproved grassland.
- The developers maps/plans for ecology conflict with the size and location of Acid and Neutral Grassland identified on the KLIS maps (Kent Landscape Information System – Kent Country Council). The development would result in a loss of 26 acres of priority habitat.
- All trees should have been subject to a full assessment for bat roosts and additional bat surveys should be carried including Hibernation Assessments.
- The developers reptile surveys are misleading and contradict one another. Reptile surveys were conducted during cold weather which will impact upon findings.
- Surveys for Great Crested Newts were not carried out on ponds in neighbouring residential gardens.
- The developers proposals would conflict with guidance from the Freshwater Habitats Trust.
- Plan ECO2 underplays the number of anthills on the site.
- The ecological surveys have not recorded all of the species present including Polecats, Stag Beetles and many Red List and Amber List birds.

- Ancient ponds should be given a 20 metre buffer to ensure the ecosystem is not impacted by development or by water run-off from vehicles. The pond edges would be eroded by residents standing at the waters edge.
- The site is not allocated in the Ashford Local Plan so would be unsustainable.
- The site does not meet the requirements of policy HOU5 to be a windfall site. 90% of the site has previously been identified and has been subject of many planning applications for over 60 years. It was included in the sites for consideration in the ALP to 2030. There is no way the site can be described as unexpectedly available.
- The land is classified as a playing field although the eastern part has been used for agricultural purposes for some years. It is not clear that any change of use was sought for this activity.
- Development will overwhelm Tenterden's infrastructure which is at maximum capacity including road network, Schools, GPs, sewage system.
- Concerns with flooding of the site and flooding of neighbouring properties.
- The existing overflow from the pond at Rose Cottage should be included in any drainage design. Indemnity insurance for neighbouring properties in the event of flooding as a result of the development should be secured by S106 agreement.
- Plans make no reference to the Natural spring fed pond in the garden of Rose Cottage.
- Increased traffic on Appledore Road creating congestion and increased risk of accidents.
- Reinforcement of the sewage network might be possible but this is subject to a feasibility study which could take up to 24 months.
- Spoil countryside, flora and natural wildlife habitat.
- Trees in Appledore Road and on Limes Land form a historical landscape feature. Removal of trees would permanently alter the setting of the town and countryside, nearby AONB and would negatively impact upon residential visual amenity.
- Trees should be surveyed by The Woodland Trust.
- The land should be preserved as AONB. AONB must be conserved and enhanced.

- The site meets the criteria for Local Green Space selection and should be preserved.
- A football pitch would be better placed in the town centre to benefit local businesses.
- Concerned about who will pay for the upkeep and maintenance of the pitches.
- The site is of historical importance, known historically as 'Gallows Green' and remains in part home to a 2 acre Saxon Hill Fort.
- The land is on Kent clay and sits adjacent to the sandstone buttress running alongside the north side of Woodchurch Road.
- Beautiful green asset will be destroyed.
- Local people that have used the footpaths will lose rapidly diminishing green space.
- Tenterden has already seen hundreds of new houses built in the past 5 years.
- Concerned that after permission is granted the developer will say 50% affordable housing is unviable.
- Proposal exceeds the Tenterden Plan for 2030 and the quota already agreed. Passing this application would be a breach of trust.
- This is not in line with recent government strategy to protect green field sites.
- Whilst the plan indicates 50% affordable housing, local people can still not afford the prices.
- One gym/swimming pool facility in Tenterden that is affordable. More health facilities need to be built to support an increase in the population.
- Concerns with groups congregating and causing damage to play and sports areas.
- Pressure on supermarket supply and parking problems.
- More traffic in the town center creating congestion and reduced parking opportunities.
- Will affect residents of Appledore Road who's gardens will back onto a housing estate instead of countryside.
- The application should be refused as it contravenes the Ashford Local Plan. The site is outside of the 'built up' confines of Tenterden and is located within ancient open countryside.

- The SHELAA shows there is very little scope to deliver new housing growth within the confines of rural settlements.
- Development would impact on the 'sense of place', character and uniqueness of Tenterden.
- Proposal does not meet the criteria of Policy HOU5 as it will not be conserving and enhancing the natural environment.
- Ecologists surveying the site have not followed Chartered Institute of Ecology and Environmental Management (CIEEM) practice guidelines.
- The previous application for a similar development on this site was rejected for numerous valid reasons.
- New homes in other local developments remain empty therefore how can a further 145 new homes be justified.
- Don't want Tenterden to become a suburban town.
- The site contains archaeological remains of a defensive rampart created by Romano Britons and is a site of historic interest.
- The heritage reports lack independence and are inaccurate. The site has not been fully assessed and to leave this to planning conditions is totally unacceptable.
- A current survey of the University of Brighton to establish the number of invertebrates on the land may lead to it being designated a site of special scientific interest.
- Independent ecologists have confirmed that the site cannot be replicated with mitigation as it is ancient countryside.
- The developer is clearly ignoring the relevant sections of the NPPF and to ignore biodiversity guidance is negligent.
- There are discrepancies within the arboricultural data provided by the developer. Many trees with estimated circumferences and have not been properly measured.
- Further bird surveys should take place as this proposal will negatively impact on nesting and foraging birds.
- The developers have not addressed the issue that the bat recording equipment was faulty on many occasions.

- The Council should propose that all mature, veteran and ancient trees have an indepth root radar scan/assessment to ascertain the exact location and depth of tree roots.
- The root protection area (RPA) radiu on the survey schedule is inadequate to protect TPO No. 5 1998 (Oak Tree in the garden of Marne House).
- The badger set has not been identified in the ecological reports.
- The Five Year Land Supply Report placed great emphasis on 'deliverability' of sites and listed sites that were not deemed deliverable due to pollution issues at Stodmarsh and the impact of Covid 19. This site is not deliverable without the prior consent from the Secretary of State for Education. Neither Tenterden Schools Trust/Homewood School nor Wates have permission to dispose of the land.
- There is a strict and detailed procedure for applying to dispose of school playing fields, including a public consultation period.
- Excessive development within the borough has brought upon pollution issues of immense concern. Damage and pollution is already occurring at Tilder Gill due to development and inappropriate land use, ie destroying orchards and burning waste leading to polluted water run-off. Central government should review the disproportionate housing targets for the borough and reduce targets to reflect their environmental ambitions.
- To use Grade 2 agricultural land for football pitches should not be permitted. As a nation, we should be protecting all grade 1&2 agricultural land to ensure we can graze animals and grow food following our departure from the EU.
- The town is losing its identity.
- It's a beautiful piece of land and all the people who have enjoyed it during difficult times like lockdown would be very sad to see it all dug up and the animals and wildlife displaced.
- Whatever other comments are made, however many appeals get made and overturned, the eventual outcome will be that our beautiful green spaces will get torn up and replaced with little identical overpriced boxes.
- The design of the buildings in particular their gardens are not in keeping with the outside spaces seen in the surrounding housing stock. When the site is looked at from a satellite view it is noticeable how small the gardens are.

- It is not good design.
- The close proximity of the houses to one another would lead to overlooking by neighbours. If any other building was built that close to each other there would be a requirement for fenestration to have obscured glass fitted.
- The proposed development does not provide sufficient parking per unit.
- If permission is granted a Section 106 should be sought for the country park and sports facility's to be transferred in title to the people of Tenterden "Tenterden Town Council" to use in perpetuity.
- The proposal affects the setting of listed buildings and can be seen within a view from the listed building "Stace House".
- The site plan shows several access points over the Appledore road verge but it is believed this land forms part of the highway verge and therefore the applicant does not own this land. Without these entrances the proposal would not have sufficient vehicular access and would fail to provide visibility splays.
- It is an Area of Outstanding Natural Beauty so building an artificial country park is absurd.
- Lack of police presence will encourage crime & unruly behavior.
- Rumours of unexploded bombs on the land and craters from bomb explosions during WW2.
- Concerns with Public Rights of Way across the land.
- The local bus service is inadequate.
- Due to decrease in demand of office space due to Covid-19 instead of building new houses developers should look to converting office spaces.
- Concerns with air quality pollution & noise pollution.
- Would not support development of the site until a bypass has been built to the east of Tenterden from somewhere like the east Leigh Green to the A28 Ashford Road north of St Michaels.
- There is a covenant on the land.
- Concerns with impact on wellbeing of existing residents of the area.
- Government have recently announced they will be adding a legally binding agreement to the Environment Bill to stop the loss of wildlife in England by 2030 – how can developments like this be allowed to go ahead?

- Contamination cannot be dealt with by condition as contamination is expected on the site from historic uses and the condition can only be for “unexpected contamination”. Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance as per the NPPF should be followed in these circumstances.
- Ground Conditions and Pollution paragraphs 178 to 183 is very clear on the responsibilities of the developer. If Wates will not undertake voluntary the relevant investigate in line with government acts of parliament and guidance, then I would suggest ABC instruct them. The report should then be made public for scrutiny.
- Has there been a stipulation that all new buildings must have alternative sources of energy? Solar panels, heat exchangers. If not why not?
- Who would be responsible for the maintenance of the common areas i.e footpaths, verges, orchards and landscaping.
- The development will cause extra demand on utility services i.e water, electric, gas.
- The submitted transport plans give a false visual impression of the siting of the bus stops and proposed crossing.
- Over three years Community Speedwatch sessions at the exact point where the eastbound bus stop is proposed recorded on average 23% of all vehicles passing were travelling above 35mph. The fastest recorded was 71mph.
- The warning sign ‘pedestrians crossing’ for the east is 51 metres from the footpath. This is too dangerous and insufficient warning to drivers.
- The proposed bus stops are opposite each other and in the event of both bus stops being occupied would prohibit free flow of traffic and add another obstacle to the sight line of both pedestrians and motorists.
- The proposal is in direct conflict with environmental policies both ENVs and SP1 and SP2.
- The current area of the school land is 3.4 hectares and 3.3 hectares is proposed for sports provision. In effect this is like for like and the suggested provision of 0.56 hectares of playing fields to serve the development pursuant to policy COM2 of the ABLP is misleading as this is not extra provision.

- The creation of a football pitch on the waterlogged site will require a massive groundworks operation to provide the drainage to meet Sport England standard.
- The developer does not own any of the land and there is no guarantee that they will retain the land for development many of the statements made must be questioned.
- The developer should produce some critical path analysis showing all aspects of the development of the site including all the necessary consents and conditional actions required, road improvements, delivery of football pitches, pavilion, country park and associated parking. This should also identify who is responsible for all these actions.
- Previous applications on the site have been refused and quashed by the High Court. The Inspector concluded that the development would result in a significant intrusion into the countryside and that it would detract from the character and setting of a very attractive small town.
- Open space is important to local people during Covid 19 lockdowns.
- Double yellow line parking restrictions would need to be introduced on surrounding roads.
- This application does not alter the proposed SUDS proposals compared with previous application.
- The existence of ponds on the site have been downplayed in the accompanying documents. These should be investigated by Senior Archaeologists.
- Development would impact upon amenity and privacy of adjacent residents, particularly Marne House & Rose Cottage.
- Concerns with noise during construction.
- The tree plan shows screening as if it exists already which is misleading as such screen would take years to establish.
- Concerns with the impact of the development on Protected Tree 313 on the Tree Plan.
- The 2010 ABC Sustainability Appraisal Tenterden and Rural Sites DPD concluded that the style of development on this site would be out of keeping with the prevailing character of the area and access to the site is limited.

- A one way traffic system at the A28 junction should be made a permanent feature.
- Concerns with soil management during construction.
- There is limited mention of the Drove Road on the Southern Boundary.
- The landscape is a classic example of ancient countryside and include a faulted landform of clay and soft sandstone, ancient ponds (possibly marlpits), visible ancient routeways, irregular shaped small fields enclosed by a network of hedgerows of medieval origin or earlier, an ancient grassland, ridge and furrows which all represent a classic medieval landscape within the High Weald NCA.
- Contravenes policy ENV13 as the number of objections from the previous application clearly highlights local opinion to this application, with the majority stating that the site will not provide any public benefit.
- There are numerous inspector decisions on proposed development of the site and these views are independent and form a significant material consideration and should add significant weight towards a refusal of this application.
- There are errors with the submitted Surface water drainage system documents.
- Concerns with the future design at reserved matters stage.
- The site history on the Councils planning portal is inaccurate.
- Issues of contamination should be properly investigated before the application can be considered.
- Many neighbouring dwellings do not benefit from vegetation screening the site. The landscape buffers need to be reviewed.
- The site was voted by 600 residents in 2019 as the most popular in the Parish for recreational use.
- Insufficient time to read over 100 detailed documents, especially during half term time.
- The proposal of 27.62 dwellings per hectare is out of proportion with the immediate density of the houses on Woodchurch Road & Appledore Road.
- The proposed density would cause significant harm to the character of the area, the residential amenity of the adjoining residents and the AONB.
- The previous application was refused on the basis of the lack of clarity regarding the delivery and future financing and maintenance of the Country Park, Sports Facilities, Pavillion and Car Park along with Community Use Agreement. Is this latest proposal any clearer?
- Concerns with electricity supply to the site and the need for the existing overhead line to be diverted underground but the route has not yet been determined. Without any feasibility study on the source of electrical supply and the timescale for delivery any necessary reinforcements, the deliverability of this site and the timescales have to be questioned.
- If permission is granted the applicant may gain approval to revert to the original application for 250 dwellings.
- Carbon will be released from the ancient grassland.

- Rye grass seeding of the football pitches will negatively impact on the ancient neutral/acid grassland as seeds will disperse.
- A plan showing 250 houses still remains within the ecological report.
- The loss of the Cadet Hut will ultimately impact on the deliverability of this service to young people and the pavilion will not provide the same opportunities or practicalities.
- The removal of livestock from the grassland will be detrimental to the site's biodiversity.
- According to Land Registry the ownership remains with the original owners and they remained so at the date the application was submitted.
- Inaccuracies with the Ariel visualization which shows the southern boundary. On this image the boundary shown is incorrect at the location of Rose Cottage and appears to show a wider buffer than is actual.
- There are moles on the site, do the developers plan to get rid of them?
- The applicants place great weight on the current position regarding ABC's five-year land supply. This is a borough-wide issue and I question why any shortfall should be met by Tenterden.
- Object to the removal of 25 metres of the historic Hedgerow between Field 5 and Field 6.
- This proposal will not grow or innovate the local economy. There are no economic needs for additional houses in Tenterden.
- Disappointing that the developer did not consult Ashford for a new pre-app
- The proposed contributions are practically indecipherable, and possibly surpass what is expected for this size development. Ashford LPA need to scrutinise and determine if the contributions exceed what is expected for a 145 housing development.
- If it is the intention of the landowners to introduce cattle to Limes Land, then it is only right that the landowners and Wates accept legal responsibility for any injury caused to a resident by cattle.
- Concerns with cattle causing environmental pollution and damage.
- If the Army Cadets are to share the new pavilion going forwards they should be given special storage space at the new shared building to compensate them for their loss.
- More cycle paths must be added to the scheme.
- Kent Police would be requesting a condition for the site to address designing out crime, however although this in essence is a good idea the suggestions made would be completely incongruous with the idea of a "country Park".
- Acid grassland (which has been referred to for this site) is protected under guidelines from the Department for Environment (Defra).
- Visible and underground water ways (ditches, ponds, streams, culverts, etc) will be impacted by the increasing wet winters with the consequence of flooding in areas not previously recorded by statutory bodies. This major development together with these waterways will significantly increase surface water on this site as the ground is impermeable. The Wates proposal is not sustainable and the design fails to meet the needs of surface water run offs.

- There are no provisions shown for electric charging points.

2 comments received supporting the scheme commenting as follows.

- Children will benefit from the sports pitches.
- Ability to raise children in the area with 50% affordable housing and schools will benefit from the increase in numbers on roll.
- The plans are suitable for the town.
- Country Park and formal sports pitches and a pavilion which the whole area lacks would be of great benefit to all ages of the community.

Planning Policy

33. The Development Plan for Ashford Borough comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016) as well as the Kent Minerals and Waste Early Partial Review (2020).
34. Not part of the Development Plan but noteworthy are (i) the Boughton Aluph & Eastwell Neighbourhood Plan that is proposed to be adopted by the Borough Council in the very near future, (ii) the Egerton Neighbourhood Plan that is currently at 'Regulation 16' (Examination) stage and (iii) the Tenterden Neighbourhood Plan that, although it has been out to consultation is at an earlier 'Regulation 14' stage in the process towards adoption.
35. The following are also material considerations to the determination of this application:-

Ashford Local Plan 2030 (adopted February 2019).

SP1 - Strategic Objectives

SP2 - The Strategic Approach to Housing Delivery

SP6 - Promoting High Quality Design

HOU1 - Affordable Housing

HOU5 - Residential windfall development in the countryside

HOU6 -Self and Custom Built Development

HOU12 - Residential space standards

HOU14 - Accessibility standards

HOU15 - Private External open space

HOU18 - Providing a range and mix of dwelling types and sizes

TRA3 (a) - Parking Standards for Residential Development

TRA4 - Promoting the local bus network

TRA5 - Planning for Pedestrians

TRA6 - Provision for Cycling

TRA7 - The Road Network and Development

TRA8 - Travel Plans, Assessments and Statements

ENV1 - Biodiversity

ENV3a - Landscape Character and Design

ENV3b - Landscape Character and Design in the AONBs

ENV4 - Light Pollution and Promoting Dark Skies

ENV5 - Protecting Important Rural Features

ENV6 - Flood Risk

ENV7 - Water Efficiency

ENV8 - Water Quality, Supply and Treatment

ENV9 - Sustainable Drainage

ENV12 - Air Quality

ENV13 - Conserving and Enhancing Heritage Assets

ENV14 - Conservation Areas

ENV15 - Archaeology

COM1 -Meeting the Community's Needs

COM2 - Recreation, Sport, Play and Open Spaces

COM3 - Allotments

COM4 - Cemetery Provision

IMP1 -Infrastructure Provision

IMP4 – Governance of Public Community Space and Facilities

Kent Minerals and Waste Local Plan (2016).

DM7 - Safeguarding Mineral Resources

Supplementary Planning Guidance/Documents

Landscape Character Assessment SPD 2011

Residential Space and Layout SPD 2011(now external space only)

Residential Parking and Design SPD 2010

Sustainable Drainage SPD 2010

Public Green Spaces and Water Environment SPD 2012

Dark Skies SPD 2014

Fibre to the Premises SPD 2020

Informal Design Guidance

Informal Design Guidance Note 1 (2014): Residential layouts & wheeled bins

Informal Design Guidance Note 2 (2014): Screening containers at home

Informal. Design Guidance Note 3 (2014): Moving wheeled-bins through covered parking facilities to the collection point.

Tenterden Neighbourhood Plan

The Regulation 14 version of the draft Tenterden Neighbourhood Plan was published for public consultation on Wednesday 23rd June 2021 for 8 weeks. The consultation has now ended.

Policy TEN NP2 of the draft version of the Tenterden Neighbourhood Plan, proposes to designate a large proportion of the application site as 'Local Green Space' as per the area masked in lime green on the image below.



Draft Policy TEN NP2 states that “proposals for development at the sites identified as designated Local Green Spaces will be considered in line with national planning policy on Green Belts”.

Although a material consideration, due to the stage of preparation the Tenterden Neighbourhood Plan it can be afforded limited weight when determining the application.

Government Advice

National Planning Policy Framework (NPPF) 2021

36. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise.

A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

37. Paragraph 8 - The NPPF sets out the high level government aim of achieving sustainable development through 3 main objectives which are interdependent and need to be pursued in mutually supportive ways. These are

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

Paragraph 11 - Presumption in favour of sustainable development

Paragraph 20 – 23 - Strategic policies

Paragraph 28 – 29 Non Strategic policies

Paragraph 34 - Developer contributions

Paragraph 38 - Decision making

Paragraphs 39 to 46 - Pre-application engagement

Paragraph 47 – 50 - Determining planning applications.

Paragraphs 55 to 58 - Planning conditions and obligations

Paragraph 60 to 67 - Delivering a sufficient supply of homes

Paragraphs 68 to 73 - Identifying land for homes

Paragraphs 74 to 77 - Maintaining supply and delivery

Paragraphs 92 to 97 - Promoting healthy and safe communities.

Paragraphs 98 to 103 – open space and recreation

Paragraphs 114 to 118 - Promoting sustainable transport

Paragraphs 112 to 116 - Supporting high quality communications

Paragraphs 119 to 123 - Making effective use of land

Paragraphs 124 to 125 - Achieving appropriate densities

Paragraphs 126 to 136 - Achieving well-designed places.

Paragraphs 152 to 169 - Meeting the challenge of climate change, flooding.

Paragraphs 174 to 178 - Conserving and enhancing the natural environment.

Paragraphs 179 to 182 - Habitats and biodiversity.

Paragraphs 183 to 188 - Ground conditions and pollution

Paragraphs 189 to 208 - Conserving and enhancing the historic environment

Paragraphs 209 to 214 - Facilitating the sustainable use of minerals

National Planning Policy Guidance (NPPG)

Technical housing standards – nationally described space standards

Assessment

38. The main issues for consideration are as follows:
- (a) The application proposals in relation to the Borough's 5 year housing land supply.
 - (b) The application proposals in relation to the Borough's strategic approach to housing development
 - (c) The location of the site in relation to the level, type and quality of day to day service provision currently available and accessibility to those services
 - (d) The impact of the scheme on the character and appearance of the surrounding area
 - (e) The impact on neighbouring uses and residential amenity
 - (f) The impact on the surrounding road network and highway safety
 - (g) The Impact on public rights of ways within the site.
 - (h) The governance arrangement for the country park, sports pitches and pavilion .
 - (i) The impact on ecology
 - (j) Flooding and drainage issues
 - (k) Ground contamination
 - (l) Archaeology
 - (m) Affordable housing provision
- (a) The application proposals in relation to the Borough's 5 year housing land Supply
38. The Council can currently demonstrate a 4.80 years supply of land for housing, which includes a 5% buffer
39. Accordingly, the national presumption in favour of sustainable development is engaged and is a material consideration.

40. It is accepted that the delivery of a maximum of 145 additional dwellings would assist with housing supply across the borough. The scheme may also be fully delivered within five years albeit it would require a subsequent reserved matters application approval first, and this consideration also carries some planning weight.
41. However, in terms of the principle of the proposed development, Policy SP2 clearly sets out that Ashford is by far the most sustainable location for development, and that development in the rural areas will be dependent on the suitability of sites, environmental sensitivities, and on development scale being consistent with the relevant settlement's accessibility, infrastructure provision, and service availability. In this context, current Stodmarsh-related difficulties should not be viewed as justification for allowing unsustainable development (the NPPF presumption is in favour of sustainable development only). Housing supply shortfall does not outweigh all other factors. A detailed assessment of the scheme against Policy HOU5 of the ALP 2030 is provided elsewhere in this report.
42. It is noted that the applicant is suggesting that a number of sites which are relied upon for the 4.8 year supply figure are 'not deliverable' because housing applications cannot currently be determined, on account of there currently being no solution to mitigating the adverse ecological impacts of such developments on the water quality of the Stodmarsh National Nature Reserve in Kent (classified as a Special Protection Area (SPA)). It is suggested (in para. 6.1 of the applicant's April 2021 'Five Year Land Supply Report') that the supply of land for housing in Ashford is currently 3.31 years and that this should frame any decision.
43. Whilst I acknowledge that a number of planning applications cannot currently be determined, it does not agree that such sites are therefore 'not deliverable' and that the supply is therefore 3.31 years. The applicant's determination of what is 'not deliverable' is inconsistent with the definition of 'deliverable' in Annex 2 of the National Planning Policy Framework, which states that: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years."*
44. The applicant provides no evidence that the developments referenced will not happen within 5 years. The largest developments are proposing their own on-site nutrient mitigation, and the Council is currently actively pursuing solutions to mitigate the adverse impacts of developments in general on Stodmarsh, including almost all the developments referenced in the applicant's April 2021 report. It is therefore highly likely that housing will in fact be delivered on the sites in question within 5 years.
45. Once Stodmarsh mitigation is in place, there will be no infrastructure impediment to these sites being built out, and pent up demand for housing may actually result in an increased rate of housing completions. Housing completions monitoring undertaken in Summer 2021, to be made available in

due course, demonstrates that delivery of housing has not been made worse by current Stodmarsh-related difficulties with determining some applications.

46. It is noted that, besides referencing Stodmarsh-related issues, the applicant has not alluded to any other concerns about deliverability, or explained if there are reasons besides Stodmarsh why any of the sites referenced as being undeliverable cannot come forward.

47. In my view, the proposed development would result in a number of unacceptable adverse impacts. These are outlined in more detail in the report below. The modest deficit in housing land supply is insufficient to outweigh these adverse impacts and therefore to outweigh the harm caused by the development.

(b) The application proposals in relation to the Borough's strategic approach to housing development

48. The adopted Ashford Local Plan (ALP) 2030 sets out the land use planning strategy for the Borough including the strategy for housing delivery in policy SP2 ALP. The policy identifies that the housing target for the Borough will be met through a combination of committed schemes, site allocations and suitable windfall proposals and that the majority of new housing should be at and around Ashford as it is the most sustainable location for housing development in the Borough.

49. In rural areas, policy SP2 ALP states that development should be at a scale that is consistent with the relevant settlement's accessibility, infrastructure provision, level of services available, suitability of sites and environmental sustainability. For development in Tenterden specifically, paragraphs 2.48-50 of the ALP explain that, whilst the town is relatively well served by shops and services and is a main service centre in the south-western part of the borough, development opportunities are constrained by the presence of the AONB on its periphery and the character of the conservation area at its heart.

50. Consequently, the Plan's strategy for the Plan period involves no more large scale allocations in Tenterden beyond the completion of the southern extension to the town (site S24 in the Plan for, indicatively, 225 units) and the committed 100-unit extension to the Shrubcote estate at Tilden Gill. In combination, these additional areas of development are considered to fulfil the town's development needs over the Plan period.

51. In their Report on the Examination of the Local Plan 2030, the Inspectors considered the role that Tenterden should play in meeting the housing needs of the borough and recognised that, over the last 20 years or so, the population of the town had not increased in line with the overall population growth of the borough and that this had led to some evidence of higher house prices than the borough average and a relatively higher proportion of ageing households.

52. However, they concluded (at para. 35 of their Report) that there was;- *“no evidence that the vitality and viability of shops and services in the town had suffered as a result and the town appears to be thriving. Therefore, it is not essential for the growth strategy to be changed to favour Tenterden in order to arrest potentially serious economic or social consequences. The distribution of development enshrined within the ALP should allow Tenterden to perform its role as a principal rural service centre as set out at paragraph 3.8 of the Vision.”*
53. It is pertinent to note that the applicant made substantial representations to, and appeared at, the ALP examination in 2018 to promote both the merits of developing this site for housing and the role of Tenterden as a location for meeting a greater share of borough’s housing needs. In both instances, the Inspectors rejected the case that was advanced.
54. As a large, unallocated, housing proposal, the application would significantly increase the number of dwellings to be provided in Tenterden when considered alongside the existing residential allocations and commitments referred to in the ALP. The scale of development proposed here runs counter to the adopted spatial strategy enshrined in policy SP2 and would undermine the carefully considered and independently-examined approach to the sustainable distribution of housing development across the borough.
55. Whilst policy SP2 allows for windfall housing development to come forward, this is where it is consistent in the first instance with the spatial strategy outlined in the policy and, in the second instance, with other policies in the Local Plan to ensure that sustainable development is delivered. I deal with the consistency of the proposals with other ALP policies below but, more fundamentally, I do not consider that the scheme is consistent with the spatial strategy for housing delivery in the borough and therefore is in conflict with policy SP2 of the ALP on that point.
56. Notwithstanding that overarching objection, I have also considered the role of policy HOU5 of the Local Plan (Residential windfall development in the countryside) in assessing the suitability of the proposal as a ‘windfall’ development.
57. Policy HOU5 states that proposals for residential development adjoining or close to the existing built up confines of identified settlements, including Tenterden, will be acceptable providing that each of the following criteria is met;-
- a) The scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations

in this Local Plan and committed development in liaison with service providers;

b) The site is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services;

c) The development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area;

d) The development is located where it is possible to maximise the use of public transport, cycling and walking to access services;

e) The development must conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality; and,

f) The development (and any associated infrastructure) is of a high quality design and meets the following requirements:-

i) it sits sympathetically within the wider landscape,

ii) it preserves or enhances the setting of the nearest settlement,

iii) it includes an appropriately sized and designed landscape buffer to the open countryside,

iv) it is consistent with local character and built form, including scale, bulk and the materials used,

v) it does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents.

vi) it would conserve biodiversity interests on the site and /or adjoining area and not adversely affect the integrity of international and national protected sites in line with policy ENV1.

58. Policy HOU5 also deals with the issue of windfall development within or in the setting of an AONB and the need for proposals to be justifiable within the context of the national level of protection afforded to such areas and the need to conserve and enhance their natural beauty.

59. A more detailed assessment of the proposal against the relevant specific limbs of policy HOU5 is set out further below.

- (c) The location of the site in relation to the level, type and quality of day to day service provision currently available and accessibility to those services.
60. Policy HOU5 (a) requires that the scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in the Local Plan and committed development in liaison with service providers.
61. The applicant's case is that (a) the current scale of existing services provision in Tenterden would be suitable to meet the needs arising from the proposal in combination with other development and (b) the development would generate additional infrastructure requirements which could be dealt with through section 106 planning obligation contributions as requested by consultees such as for primary education, community learning, youth services, libraries, social care, allotments and additional capacity in general practice health premises. I do not dispute that suggestion and so I have no objection to the proposal in terms of the ability to meet criterion HOU5 (a).
62. Turning to Policy HOU5 (b), this requires that a windfall development is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services. The supporting text to this policy outlines that basic day to day services such as a grocery shop, public house, play/community facilities and a primary school should be within a generally accepted easy walking distance of 800 metres in order to be considered sustainable, although it is identified that the specific local context of a settlement may mean a higher or lower distance would be a more appropriate guide.
63. The applicant's covering statements outline distances from services and facilities such as retail, community and leisure, education, health, employment and transport. The retail high street is around 600m away from the proposed development at its nearest point and the other facilities within the town are located within 800m or 1 km of the site and further as the high street continues westwards. While these distances will vary and will be slightly longer for those proposed dwellings that would be located further into the site interior from Appledore Road, in view of the extent of service provision in Tenterden, I consider that for the purposes of this strand of Policy HOU5 the site would be within easy walking distance of basic day to day services and would have access to sustainable transport to access a range of services. Therefore, I consider the proposal would satisfy criterion (b) of Policy HOU5.
- (d) The impact of the scheme on the character and appearance of the surrounding area

64. Policy HOU5 (f) requires the development (and any associated infrastructure) to be of a high quality design and meet the following requirements:-
- i) the need to sit sympathetically within the wider landscape,
 - ii) the need to preserve or enhance the setting of the nearest settlement,
 - iii) the need to include an appropriately sized and designed landscape buffer to the open countryside,
 - iv) the need to be consistent with local character and built form, including scale, bulk and the materials used.
65. The application site comprises of mainly fields with a strong rural appearance located outside the built confines of Tenterden. Although it is partly bordered by housing on the Appledore & Woodchurch Roads this comprises of mainly lower density detached and semi-detached linear ribbon development located within spacious and well landscaped grounds with large rear gardens backing onto the site. This creates an attractively leafy and relaxed feel to the settlement edge in the form of Woodchurch Road and Appledore Road. The undeveloped land forming part of the application site that is situated between the rear gardens of the homes on those Roads further contributes to the overall character of this edge because it provides for landscape penetration right into the point where built development occurs and therefore is part of the setting of the settlement. The combination of landscape penetration and low intensity ribbon development creates an edge that has a verdant, relaxed character and setting that gently manages the entrance into the town from the surrounding countryside and helps maintain Tenterden as a rural town with considerable charm.
66. Tenterden, together with St Michaels, forms a linear settlement along the A28 with some development including more recent C20th development extending along other main routes into the town – Appledore Rd; Woodchurch Rd and Smallhythe Rd. Nevertheless the overriding linear form of the settlement is still apparent. The proposals are a reduction in the maximum number of dwellings proposed from the previous refused application 19/01788/AS reduced from ‘up to 250’ dwellings to ‘up to 145’ dwellings, however the developable area remains similar. I consider my objections to the previous application remain pertinent for these current proposals. The proposals would still involve a substantial level of housing development within a proposed series of intensely developed development blocks served by a network of prominent streets together with a new substantial main access to the Appledore Road. This access would require changes affecting a mature tree located on the Appledore Road and which is part and parcel of its character (I deal with impacts on trees further below in my Assessment).

67. The proposed development by 'filling in' agricultural land between the Woodchurch Road and Appledore Road would not respect the linear settlement form. Furthermore, the fields comprising the application site have a role to play in anchoring historic Tenterden (the conservation area immediately adjoins the site to the north west) into its rural context with the physical linkages (PROW) across the site and visual connections (views of the town from the application site) embedding the settlement in its rural context.
68. I do not consider that the proposal would sit sympathetically within the setting of the settlement and the aforementioned subtle transition that manages the change from countryside into the town. Notwithstanding the provision of a small 'no development' buffer at Parcel F1 (the far southwest corner of the application site), it would inevitably appear a substantial addition to the town through the substantial infilling of the landscape close to the edge of properties
69. I consider that it would be incongruous as a result. The rising levels of the land located to the rear of homes on Woodchurch Road in an easterly direction towards the crown of the site close to the PROW in particular would mean that development parcels would represent development that would not be able to be hidden or easily visually absorbed as a low impact sympathetic windfall addition to Tenterden. In my opinion the opposite would be true. The nature of the homes adjacent to the site is such that they are visually contained by a combination of proximity to the road frontage, generous plots and mature landscaping. The undeveloped landscape therefore predominates and the site remains strongly rural in character. The net result of proposed development would fundamentally alter this position with a more intense form of residential development ascending the hill in an incongruous and intrusive manner. The development would be able to be seen and sensed both in glimpsed form between existing buildings as well as from longer views where homes rising up the hill in particular would be discernible above the roof tops of existing homes located at lower levels. It would represent an inappropriate urban expansion into open countryside that would erode an important green wedge which reinforces the historic linear form of the town and helps embed it in its rural setting
70. The applicant's proposals involve north-south axis tree planting belts near to the aforementioned crown of the hill in order to try and soften the impact of homes at the highest point of the site when viewed from the east: although I would always support tree planting as a matter of principle, I view this approach as symptomatic of an overambitious approach to development and an attempt to try and hide it. Clearly, for example, without housing parcels the existing landscape would be retained free from new homes, homes would not be discernible ascending to the highest ground in the application site and the landscape would continue to dominate and penetrate downwards to the application site boundaries in a manner that creates a strong landscape setting to this side of Tenterden.

71. The scale, form and intensity of the proposed windfall development is such that I conclude that it fails to meet criterion HOU5 (f) as that which is sought would not be able to be absorbed sympathetically within the landscape and it would harm rather than preserve or enhance the characterful existing setting.
72. Although details of the final dwellings and layout are reserved for future consideration the extent of the proposed developable area is shown within the illustrative masterplan. It comprises of a series of smaller development areas within a new network of streets separated by open spaces. This combined with the green buffer zones to existing development around the site means the development is 'pushed back' into the site. The result is prominent outward facing streets which combined with on street parking areas, whether in specific bays or on the street, would result in a rather visually highway dominated layout. Most of the developable area are illustrated as cul-de-sacs and would require engineered turning areas for cars/ refuse vehicles that would add to this feel. In places, the blocks break down with some properties having open backs. It does not follow the general pattern of development in the area with back to back development.
73. The final typology mix is a reserved matter. However the Design and access statement outlines a potential mix of 1 and 2 bed flats and 2, 3 and 4 bed dwellings. The application states that the actual masterplan only shows 141 dwellings. In order to allow the houses to have on-site parking provision and a minimum of 10m long gardens to meet space standards (which is not reflective of the much larger gardens of surrounding properties) would mean providing a number of flats indicatively shown to be around 31, 1 and 2 bed units or nearly 22% of the total dwellings proposed. One flat block is shown at 2.5 storeys the rest 2 storey. These would require substantial hard-surfaced parking courts with parking provision at 1 space per unit for 1 bed flats and 2 spaces for 2 bed flats.
74. Although the proposal involve a reduction in the maximum number of dwellings from the previous refused scheme it does not alter my concern that the that the overall scale, form and quantum/intensity of the proposed development would be unable to be absorbed without harm to the character of the surrounding area.. Additional landscaping is proposed along boundaries as well as the aforementioned ridge but this does alter my conclusion that to the residential proposals would be contrary to policy HOU5 part f (i) to (iv).
75. The Inspector, in the in 1989 dismissed appeal, agreed that despite the site being bordered by housing on Appledore Road and Woodchurch Road there was no sense of urban enclosure. He disagreed that housing would merely 'round off' the edge of Tenterden with the development contained behind a pocket of existing development. Tenterden had largely a linear form and a significant element of its character derives from the proximity of the countryside to the heart of the town, as in this case. Although the scheme was

for slightly smaller scale development of 124 dwellings in the western corner of the application site the findings still have relevance to the current proposals.

76. The residential development is not justified by the provision of the country park, sports pitches and associated development as outlined further in the report. I consider that the visual impact of the proposed pavilion building, sports pitches (apart from the 11 a side sports pitch due to a tree issue mentioned below), ancillary car park and Country Park are in themselves not objectionable if there was a proven need for them. The applicant has confirmed the sports pitches would have no floodlights as otherwise these would likely to have a wider adverse landscape impact, including on the AONB further to the east. This, however, would restrict usage of the pitches to daylight hours.

(i) Impact on trees and vegetation

77. The application has been accompanied by an Arboricultural Implications Report. 46 individual trees and seven groups of trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained. For the same reasons, parts of a further eight groups of trees/hedgerows are also to be removed. I have the following objections to the impact of the scheme on existing trees.

(a) Proposed new vehicular main access Appledore Road

78. In order to construct the proposed main vehicular access to the Appledore Road it would be necessary to remove a mature Horse Chestnut tree at the highway verge entrance to achieve visibility splays acceptable to Kent Highways. A particular feature of the Appledore Road are the mature trees on either side giving it strong tree lined avenue characteristic that enhance the area.
79. I regard the tree as a very significant landscape component of the avenue that guides the transition into Tenterden along the Appledore Road from the south. I don't support the arboricultural assessment describing the lack of importance of the tree as an avenue component and the likelihood that the tree would succumb to disease. The loss of the tree would, in itself, be harmful to the quality and coherence of the existing street scene contrary to policy ENV3a(b) of the ALP 2030. Although mitigation, in the form of a replacement planting through a KCC CAVAT payment is proposed, this would have almost no effect for many years. The tree has a good prospect of contributing to the landscape as an important component for many years to come.
80. The previous scheme 19/01788/AS proposed a second (western)vehicular access involving the loss of a further two mature horse chestnut trees along the Appledore Road. This access however has been changed to a pedestrian

and cycle access only and the two trees are not now required to be removed due to highway requirements and would therefore be retained.

(b) Impact of 11 a side pitch on ancient tree T381

81. The proposals shows a new 11 a side football pitch proposed in area F10 within the offset Buffer Zone for the ancient tree T381 and an incursion within the Root Protection Area (RPA). The soil level would be raised by the pitch run off zone and probably the pitch itself within a reconfigured buffer zone and RPA, but incursions are shown even within the offset to the east buffer zone of the proposal shown. In addition, excavation is planned for within T381 to install drainage for the pitch.
82. This level of incursion is unacceptable as BS5837:2012 tree standard recommends that no development should occur within the RPA of any ancient or veteran tree. The drainage excavation is development and would likely result in a deterioration to the rooting area of the ancient tree. Furthermore, as has been highlighted, the ditch would have likely had an effect on the rooting morphology of T381 and with an appropriately offset RPA and buffer zone to the west aspect, the incursions would be even greater and of a magnitude that should not be reasonably countenanced.
83. I therefore object to the developmental incursions within Ancient tree T381 and the application of the offset buffer zone as this would be likely to result in a deterioration to the ancient tree that is contrary to NPPF para 180 and policy ENV3a(b) ALP.
84. Within Area F10 the construction of the sports pitch, pavilion and car parking area relies on the crown lifting of a significant number of trees. Currently, many have attractive low crowns that would have a significantly altered aesthetic if crown lifted. However, I do not consider the extent of this impact in visual terms is objectionable in this case.

(c) Impact on ancient tree T312

85. The veteran tree T312 lies within the southern part of the proposed housing situated between developable areas. The indicative developable layout on the west aspect of T312 appears to run very close to the Buffer Zone with garden space not seemingly achievable, the quantum of development in the section may not be viable but space could be freed by consideration of T312's true rooting morphology. Owing to the ditch acting as a barrier to rooting T312 has a root morphology that has concentrated on the eastern side of the ditch, and the RPA should reflect this and logically so should the buffer.
86. By not reflecting the rooting morphology of the veteran tree T312 as a result of the RPA and buffer zone plotting the proposals in my view, amounts to a

deterioration of an irreplaceable habitat and results in harm to the Veteran tree T312 contrary to advice in the NPPF.

(d) Impact on T313 TPO oak

87. This TPO tree is located on the southern boundary of the scheme. The SUDs proposals appears to run through the RPA of this TPO oak, and I have concern as to whether this could be achieved without harm to the tree. Without further detail to confirm this I object to the proposals on grounds of likely detrimental impact on the tree.

(ii) Impact on the character of the AONB

Policy ENV3b of the ALP outlines that regard shall be had to the purpose of conserving and enhancing the natural beauty of the Kent Downs and High Weald AONBs and states;- *‘Major development proposals within AONBs will only be permitted in exceptional circumstances and where it is demonstrated they are in the public interest.*

All proposals within or affecting the setting of AONBs will also only be permitted under the following circumstances:

(i) The location, form, scale, materials and design would conserve and where appropriate enhance or restore the character of the landscape.

(ii) The development would enhance the special qualities, distinctive character and tranquility of the AONB.

(iii) The development has regard to the relevant AONB management plan and any associated guidance.

(iv) The development demonstrates particular regard to those characteristics outlined in Policy ENV3a, proportionate to the high landscape significance of the AONB.’

88. The boundary of the AONB lies to the east of the site (see figure 4 above in the proposals section). The residential development is proposed on the western side of the site below the central ridge though which the existing PROW passes. Although I have objections to the residential development and to its impact on the landscape setting and character of the surrounding area, I consider it would not be able to be argued that there would be a wider and more harmful impact on the setting of the AONB due to the topography and distance from the AONB boundary.
89. The proposed pavilion building shown in connection with the sports pitches and Country Park are located in closer proximity to the AONB boundary. However,

due their scale and design I consider these would not be objectionable in terms of their impact on the AONB setting if there was a justified need for them. This is, however, on the applicant's basis of no floodlights being proposed for the sports pitches.

(iii) The impact on the character of the conservation area and setting listed buildings

90. Policy ENV14 of the ALP requires that development or redevelopment within conservation areas will be permitted provided such proposals preserve or enhance the character and appearance of an area and its setting. The covering text outlines that it is important that new development takes a particular account of the impact on the setting of a conservation area and important views into and out of the area.
91. A small number of properties and their gardens adjacent to the application site fall within the boundaries of the conservation area. In terms of conservation area setting, the applicant's masterplan is different from the dismissed appeal in that a greater extent of buffer between homes and the edge of the conservation area is now proposed. This being the case, and given the nature of this edge to the conservation area, I consider that harm to the setting of the conservation area would be difficult to demonstrate in practice. However, the prevailing issue is that of the change to the setting of this edge of Tenterden with the surrounding undeveloped landscape, and I have dealt with that matter further above.
92. There are two listed buildings Stace House and Craythorne House (both Grade II) located to the west of the site at the Woodchurch Road/ Beacon Oak Road junction. Policy ENV13 ALP states that development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. Stace House is the nearest listed building and occupies a prominent position at the built crossroad adjoining the southwest corner of the site. The development would be set back behind hedgerows and some trees and due to the separation distances I consider that it is unlikely to result in significant harm to the setting of this listed building, The same would apply to Craythorne House located on the opposite side of the Woodchurch Road.

(e) The impact on neighbouring uses and residential amenity

93. Policy HOU5 (f)(v) requires the development (and any associated infrastructure) to be of a high quality design and not adversely impact on the neighbouring uses or a good standard of amenity for existing residents

94. Details of the scheme are a reserved matter. However, the submitted masterplan shows the extent of the developable area and the general relationship that the scheme would have with neighbouring dwellings. The Woodchurch Road dwellings would have their rear gardens adjoining the site. The developable areas as shown on the masterplan are setback from this boundary by a green 'buffer' The closest parts of the developable area are shown as mostly access road with the nearest being approximately 12m away from the nearest rear garden boundary, with other parts of the developable area sited further distant. The dwelling to dwelling distances i.e. rear elevation of the Woodchurch Road dwellings to the proposed dwellings would be at least 50m. Although I accept there would be major change in the outlook from these existing dwellings as a result of grassland replaced by substantial residential development, the actual physical relationship in terms of overlooking is not objectionable and so an acceptable standard of privacy and residential amenity would be provided
95. The proposed dwellings are also setback from the existing Appledore Road dwellings. However, some of the existing dwellings along the southern boundary, notably at Limes Close and Briar Court, are located in proximity to application site boundary. Again, I accept there would be a major change in the outlook from these dwellings but I consider that acceptable relationships could be achieved here including distances between primary frontages of new and existing dwellings of at least 21m (and in some instances more).
96. The proposed dwellings are also setback from the existing Appledore Road dwellings behind a narrow green buffer and proposed access road. Some of the existing dwellings along the southern boundary, notably at Limes Close and Briar Court, are located in close proximity to application site boundary. Again, I accept there would be a major change in the outlook from these dwellings but I consider that acceptable relationships could be achieved here including distances between primary frontages of new and existing dwellings of at least 21m (and in some instances more).
97. The proposals would involve a new western pedestrian/cycleway access to the Appledore Road that would run between the curtilages of existing dwellings and involve pedestrian/cyclist movements into and from the development. There would also be a new footpath/cycleway to the Woodchurch Road between existing residential dwellings. Neither of these I consider would be objectionable in terms of their impacts on residential amenity. The new eastern vehicular access would involve a far greater vehicular use than at present as this serves the sports use that takes place here but would not result in any adverse amenity loss to neighbouring dwellings and neither would the use of the playing fields, country park and pavilion give rise to any such harm.

(i) Air quality

98. Policy ENV12 of the ALP outlines that all major development proposals should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Proposals which would result in National Air quality objectives being exceeded will not be permitted. An air quality assessment (updated from the previous application) has been provided with the application to assess the generation of dust as a result of construction activities and generation of exhaust pollutants from operational phase traffic. The assessment of dust generating activities has deemed that the site is of medium risk to both dust nuisance and health effects and suitable mitigation management has been recommended
99. The assessment of the impact of vehicle emissions at receptors has predicted that the magnitude of change at all receptors locations is negligible. Therefore, given that all impacts are predicted as negligible the overall significance of the effect of the vehicle emissions associated with the operational phase of the proposed development on local air quality is deemed not significant. It concludes that providing the suggested mitigation measures are taken, the proposed development would not have a significant impact on local air quality
100. Mitigation measures include electric vehicle charging points, travel plan welcome packs, and soft landscaping. ABC Environmental Protection have assessed this and raise no objection to the air quality assessment subject to conditions including requiring electric vehicle charging points and the submission of a construction environmental plan. I conclude the proposal would not be contrary to Policy ENV12 of the ALP 2030.

(f) The impact on the surrounding road network and highway safety

101. Policy TRA7 of the ALP 2030 outlines that developments that would generate significant traffic movements must be well related to the primary and secondary road network. New accesses and intensified use of existing accesses onto the road network will not be permitted if a clear risk of road traffic accidents or significant traffic delays would be likely to result. Other requirements are not permitting development that exceed what local road capacity could reasonable accommodate and demonstrating that traffic movements to and from the development can be accommodated, resolved or mitigated to avoid severe cumulative residual impacts.
102. Policy HOU5 (c) of the ALP requires the site is able to be safely accessed from the local road network and that the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area.
103. A Transport Assessment has been submitted with the application. It includes junction assessments that have shown that vehicular traffic generated by the

development can be accommodated within the existing highway network, with minimal additional queuing expected. The application is also supported by a Travel Plan to ensure that sustainable modes of transport are promoted to future occupiers, to seek to reduce their reliance on travel by private car.

104. Kent Highways and Transportation raise no objection to the proposals commenting that only one vehicular access is now being proposed to the east of the site off Appledore Road together with an emergency / pedestrian / cycle access in the location of the previously submitted western access point on Appledore Road. This is acceptable as the access points meet the parameters of a Major Access Road in the Kent Design Guide.
105. A footway / cycleway connection is also being promoted as per details submitted previously onto Woodchurch Road together with the provision of two new bus stops which, again, is acceptable to KCC Highways and Transportation.
106. In addition, the impact on existing surrounding junctions was assessed as follows: A28 High Street / East Cross / Recreation Ground Road, Ashford Road / Beacon Oak Road, Oaks Road / East Hill / Golden Square, Beacon Oak Road / Golden Square / Woodchurch Road, Beacon Oak Road / East Hill / Appledore Road, Appledore Road / Shrubcote and Site access
107. Future years of 2023 and 2026 have been used for the junction capacity assessments for all of the above junctions and also included are the committed developments known as Taylor Wimpey / Dandara scheme (TENT1) and Tilden Gill scheme, Redrow. The potential traffic from TENT 1b (allocated for 225 units) has also been included in the junction capacity assessments as requested by KCC Highways and Transportation as a sensitivity test. Traffic growth factors have also been included in the junction capacity assessments.
108. For the A28 High Street / East Cross / Recreation Ground Road Overall the junction capacity will worsen by 2%. Although this is a slight worsening in capacity an increase in queuing of three vehicles is not considered to be severe in accordance with the National Planning Policy Framework.
109. For the A28 Ashford Road / Beacon Oak Road Junction, the Tilden Gill development has delivered a roundabout at this junction in order to provide extra capacity for the Beacon Oak Road arm of this junction. The constructed roundabout scheme has been assessed for all the above future year scenarios. The results demonstrate that the roundabout will have ample capacity to accommodate development traffic associated with this proposal and all arms will operate within capacity with a maximum queue of four vehicles in the PM peak on the Ashford Road North arm in a 2026 future year scenario. All other four other existing junctions and the proposed site access

junction will operate with plenty of spare capacity in a 2026 future year scenario.

110. To support the proposals a reduction in the speed limit along Appledore Road from 40mph to 30mph is proposed together with traffic calming features in the form of traffic build-outs and a new zebra crossing across Appledore Road

(i) Parking provision

- 111 The housing development is an outline planning application proposal so the final parking details are not being determined at this stage. Based on the indicative typologies for 141 dwellings outlined in the D and A Statement, a minimum of around 280 parking spaces would be needed to serve the dwellings with and a further 28 visitor parking spaces applying ALP policy TRA3a parking standards. This could change with a different number and typology mix. Kent Highways and Transportation request that this is secured through a condition that vehicle parking spaces for each residential dwelling shall be in accordance with the ALP parking standards. Kent Highways and Transportation comment that the proposed car parking for the sports pitches would be acceptable
112. In summary, and based on Kent Highways and Transportation advice and subject to planning conditions and planning obligations, I consider that there is no highway objection to the proposals or conflicts with policies TRA7 and HOU5 (c) of the ALP 2030.

(g)The impact on public rights of ways within the site.

113. Policy SP1 of the ALP 2030 aims to promote access to a wide choice of easy to uses forms of sustainable transport including walking to encourage as much non-car based travel as possible to promote healthier lifestyles. Policy TRA5 of the ALP 2030 outlines that development proposals shall demonstrate how safe and accessible pedestrian access and movement will be delivered and how they will connect to the wider movement network. Opportunities should be proactively taken to connect with and enhance public rights of way whenever possible encouraging journeys on foot. The supporting text outlines that the use of existing public rights of way should be retained and ABC supports any opportunity to enhance and regularise PROWs and other pedestrian routes to encourage journeys by foot.
114. The NPPF outlines that for development proposals, opportunities to promote walking, cycling and public transport use are identified and pursued. Priority first should be given to pedestrian and cycle movements, both within the scheme and with neighbouring areas. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. Policies should provide for attractive

and well-designed walking and cycling networks. Developments should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas and create places that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

115. The proposals would not interfere with the existing established footpath AB12 running through the centre of the site in a north-south direction; this is incorporated within the scheme to which KCC PROW and Access Service have no objection.
116. In addition to the existing footpath AB12, an Order to record a new public footpath AB70 circulating the site was made in December 2020. As an objection was received the Order has been submitted to the Secretary of State for determination. KCC PROW and Access Service advise that the planning inquiry to deal with this is not likely to take place for at least a year due to a backlog of cases at the Planning Inspectorate. It will not be known if the Order is confirmed or not until then.
117. The definitive map accompanying the order showing footpath AB70 indicates that it would clearly bisect the current outline residential development area and likely go through the southern car park to the 11 and side pitch and around the proposed country park. The applicant has been requested to show the actual route on the masterplan to confirm this but has not provided this information. The applicant considers it is not necessary to show this on the outline part of the scheme and these matters could be dealt with at the reserved matters stage through an appropriate condition. It should be noted the sports pitches/pavilion country park are part of the full detailed application proposals.
118. KCC PROW and Access Service advise that it is not acceptable to leave this issue to a condition, as suggested by the applicant. The Masterplan is not an irrelevant document (as suggested) and to leave the potential incorporation until Reserved Matters is too late in the process; in the event that a diversion of AB70 is required, it is requested at this stage to see a proposed alternative route in case planning permission is granted. For this reason, KCC PROW and Access Service maintain a holding objection to the proposals.
119. I support the KCC PROW and Access Service position. The proposed AB70 footpath route cannot be ignored or dealt with at a later subsequent reserved matters stage on grounds its confirmation would be not be known until the subsequent inquiry is held. The masterplan is still a relevant plan even if it is showing only indicative details of the residential scheme at this stage. It gives an indication spatially how the development of up to 145 (141) dwellings would be provided on site indicatively showing the layout of the dwellings,

streets, parking areas, SUDs features, open spaces etc. It cannot be assumed that the AB70 footpath would not be confirmed at the inquiry. The route passes right through the residential area. It would clearly be likely to have a major impact on the scheme with a knock-on impact on layout, the quantum of development, typology mix and the ability provide a high quality design pursuant to Policies SP1 and SP6 of the ALP 2030. Notwithstanding this, it would change the dynamic of the footpath experience itself by routing a substantial portion through a built up residential area rather than a series of fields as per the present situation. .

120. I consider that it is reasonable to ask that the impacts of AB70 footpath are dealt with at this stage and that an alternative acceptable diverted route can be provided without impediment. For this reason the proposals are contrary to policies SP1 and TRA5 of the ALP 2030 and NPPF advice as it fails to show how safe and accessible pedestrian access and movement routes will be delivered and connect to the wider movement network. It does not proactively connect with and enhance public rights of way. It fails show how an attractive and well-designed walking network can be provided that is safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

(h) The clear governance arrangement for the country park, sports pitches and pavilion

121. Policy IMP4 of the adopted Ashford Local Plan 2030 requires proposals that would deliver substantial community space and facilities are required to be supported by a governance strategy which will need to be agreed with the Council. This strategy will need to set out what facilities are to be delivered and by when and how they will be managed over time to an acceptable standard.
122. The previous scheme was refused on grounds that it was not clear from the application what expertise (the Land Trust) had in managing sporting facilities similar to those which are proposed and how the local community would benefit from the facilities and are not considered to fully satisfy the requirements of policy IMP4 of the adopted ALP 2030.
123. ABC Culture, Tourism and Leisure have raised a number of issues with the applicant which they do not consider have been addressed in covering statements or supplementary information subsequently provided. It has not alleviated their concerns regarding the general need, community provision, community engagement and management of the proposed sports, community and open space facilities in particular for the following reasons.

- (i) The responses do not provide a named team or organisation where agreement, whether informal or formal, has been achieved or where engagement has been progressed with any suitable operator, sports club, community and land management organisation
 - (ii) It is still not clear what clubs are intending to use the site, and how the sport pitches, pavilion, open space and related infrastructure will be managed.
 - (iii) It does not address community provision, and does not provide clarity on what will be school provision, and what local clubs will use.
 - (iv) It has not responded to ABC comments regarding the absence of community engagement for this specific application.
 - (v) The 'blessing' of ABC for representatives from the Sports Review to talk to Wates has no weight and is not related to Wates' lack of meaningful consultation with local clubs. The 'blessing' of ABC is not required in order for any club or individual to discuss this application or any sports related issue with the applicant.
124. The proposals have not provided sufficient information regarding general need, community provision, community engagement and management of the sport, community and open space facilities. Accordingly, the proposals are not considered to fully satisfy the requirements of policy IMP4 of the ALP 2030.
- (i) The impact on ecology
125. Policy HOU5 (e) and (f vi) of the ALP 2030 outlines that development must conserve and enhance the natural environment and conserve biodiversity interests on the site and or/ adjoining area and not adversely affect the integrity of international and national protected sites in line with policy ENV1 ALP. The site is not located within any national or local designated ecological or wildlife sites.
126. Policy ENV1 of the ALP 2030 outlines that proposals that conserve or enhance biodiversity will be supported. Proposals for new development should identify and seek opportunities to incorporate and enhance biodiversity. In particular, development should take opportunities to help connect and improve their wider ecological networks.
127. The NPPF outlines that planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. If significant harm to biodiversity resulting from a development cannot be

avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

128. Previous application 19/01788/AS was refused on grounds that it would not preserve or enhance biodiversity. In particular, the proposals would erode into areas of habitat (semi neutral grassland). It was unclear whether the proposed ecological mitigation measures could actually be successfully implemented due to the quantum of development and proposed usage of the site. There would be a loss of biodiversity as a result of the proposals, due to the direct loss or impact on the existing grassland habitat.
129. The current application submission includes an ecological impact assessment and ecological management plan. The information has been assessed by KCC Ecological Advice Service and other organisations such as Kent Wildlife Trust.
130. KCC Ecological Advice Service raise concern that the retained habitats (particularly the grassland) cannot be created/ enhanced to the quality anticipated by the biodiversity net gain metric. There is a risk that the number of species recorded within the site may decline as a result of the proposed development. A biodiversity net gain metric has been submitted showing the proposal would result in a 15% biodiversity net gain. The metric conclusions are queried. There is no information with the metric demonstrating how the applicants have reached the conclusions about the condition of the existing, enhanced or proposed habitat and no map has been provided clearly demonstrating where the habitat creation/enhancement works (as detailed within the metric) would be carried out to support the understanding of the metric.
131. Following this advice, KCC Ecological Advice Service have liaised with the applicant and provided the following additional advice in summary:
- (i) The ecological surveys have been or are currently being updated in 2021. These have been reviewed in conjunction with the ecological information submitted with the current and original planning application .KCC Ecological Advice Service are satisfied that the submitted information does provide a good understanding of the ecological interest of the site.
 - (ii) It is accepted that if hedgerows and ponds are retained, the lighting can be designed to have minimal impact and the wider site managed as proposed it's likely that there is capacity within the site to retain and enhance the protected/notable species interest of the site

Habitats

- (iii) The biodiversity net gain metric is a tool to assist in understanding the ecological impact of the proposed development and considering if the proposed mitigation is appropriate and achievable. It details an anticipated biodiversity net gain of 15% of habitat units and 23% anticipated biodiversity net gain of hedgerow units. This would largely be achieved by improving the grassland which has been assessed as poor/fairly poor condition to good/fairly good through the implementation of management.
 - (iv) Appropriate management can improve the ecological interest of a site. There are concerns that in the long term the proposed management will not be carried out as intended or residents implement unapproved management
 - (v) Limited information has been provided with the metric demonstrating how the applicants have reached the conclusions about the condition of the existing, enhanced or proposed habitat and no map has been provided clearly demonstrating where the habitat creation/enhancement works (as detailed within the metric) will be carried out to support the understanding of the metric
 - (v) It is recommended that a plan is submitted clearly demonstrating the areas where anticipated creation/enhancements will be implemented and clarification that the plan has taken in to account constraints which may impact the implementation of the management – for example utilities required for the site, land levelling required or habitat requirements for species mitigation. The additional information would help KCC understand if the anticipated quality of grassland habitat is achievable
132. Kent Wildlife Trust have assessed the proposals and object on the grounds that it would lead to a measurable net loss in biodiversity, in contravention of the National Planning Policy Framework. In summary they outline the following;
- (i) There are discrepancies within the applicant's Defra biodiversity metric calculation, including issues which were previously raised in relation to application 19/01788/AS. Some of KWT's advice has been implemented, however a number of key issues remain
 - (ii) Based on their ecological expertise and experience of dealing with other similar biodiversity metric calculations elsewhere in the county KWT have assessed that the proposals would lead to a net loss of biodiversity. As with the previous application by Wates, this application continues to underestimate the baseline value of the site and overestimates what would be achieved by the proposed management scheme. A more detailed assessment can be undertaken following the submission of further information by the applicant.

(iii) It is recommend that this application is refused on the grounds of significant measurable loss to biodiversity unless the applicant is prepared to commit to significantly amending the development masterplan or providing for a large scale scheme of offsite habitat compensation to reflect biodiversity losses.

133. In view of the above advice from KCC Ecological Advice and KWT I consider that the proposals would not preserve or enhance biodiversity and instead would be likely to result in harm to biodiversity interests on the site. It has not been shown that this harm can be adequately mitigated on site. I do not consider there are any exceptional circumstances for an off-site or financial contribution in lieu of on-site mitigation as outlined under policy ENV1 of the ALP 2030. The proposals would therefore be contrary to HOU5 (e) and (f vi) and ENV1 of the ALP 2030 and advice in the National Planning Policy Framework

(j) Flooding and drainage issues

Surface water drainage

134. Policy ENV6 of the ALP states that proposals for new development should contribute to an overall flood risk reduction. Development will only be permitted where it would not be at an unacceptable risk of flooding on the site. Sequential and exception tests established by the NPPF will be strictly adhered to with new development preferably located within Flood Zone 1. The NPPF states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and major developments should incorporate sustainable drainage systems.

135. The planning application is supported by a Flood Risk Assessment and Surface Water Drainage Strategy. This information has been assessed by KCC Flooding and Water Management who comment that the construction of a positive drainage system would result in a reduction of surface water peak flows to the outlets in Appledore Road. In controlling surface water flows from impermeable surfaces to 4 l/s/ha there would be a reduction in final outflows; therefore the final outcome is expected to provide a significant benefit to surface water flows downstream.

136. However, at present there is a lack of clarity for the management/contribution of greenfield areas that would remain after development that still needs to be addressed. It is not stated clearly as to the level of reduction and that all surface water contributing areas are accounted for in the design. Further information is required to address this including that the housing layout is shown on the surface drainage layout drawings. In several instances, house footprints are shown over the top or in close proximity to the retained ditches. This needs to be reviewed as it would not be accepted. Usually KCC

would recommend a maintenance buffer of 5 to 8 m. This may have spatial layout implications for the developable area of the site.

137. KCC Flooding and Water Management have confirmed a holding objection to the proposals until these matters are acceptable dealt with. In view of this I consider there is an objection to the scheme under Policy ENV6 of the ALP 2030 and NPPF advice as the proposals do not demonstrate that the proposals contribute to an overall flood risk reduction and an acceptable risk of flooding on the site or elsewhere through suitable flood protection and mitigation measures. There may also be spatial implications resulting from the drainage proposals that may have a knock-on impact on the scheme as a whole, such as its layout and therefore typologies and quantum that would need to be holistically assessed.

(i) Wastewater

138. Policy ENV8 of the ALP 2030 requires that major proposals must be able to demonstrate there are or will be adequate wastewater treatment facilities in place to service the whole development and provide a connection to the sewerage system at the nearest point of adequate capacity wherever feasible. The Foul Drainage & Utilities Assessment submitted with the application outlines that a foul sewer capacity study by Southern Water in April 2018 confirms there is insufficient capacity in the existing network to accommodate the site flow and that Southern Water advised that provision for the proposed development has been included in their infrastructure planning
139. Southern Water have commented on the current proposals and confirm their initial study indicates that the additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this would be provided by Southern Water. Conditions are requested, firstly, on providing the details of means of foul and surface water sewerage disposal to be submitted, and approved in writing by, the Local Planning Authority in consultation with Southern Water. Secondly, that occupation of the development should be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement. This is required to ensure that adequate waste water network capacity is available to adequately drain the development. I consider that subject to these conditions there are no objections to the scheme on grounds to foul water drainage in accordance with Policy ENV8 of the ALP 2030.

(k) Ground contamination

- 140 The application has provided a Ground Appraisal Report outlining that a desk top study has shown the site to have remained as an open field

throughout its history, numerous ponds were identified and may have been subsequently infilled with unknown material. It is concluded that the overall risk of harm to end users is generally low but further assessment is likely to be required in order to better characterise contamination on site as result of current and historic land uses and the associated risk to human health and the environment.

141. A number of residents have raised concerns about potential infill contamination on the site including that there may be unexploded ordnance from WW2 and question the adequacy of just a desk top analysis. ABC Environmental Protection have assessed the scheme including the Ground Appraisal Report and representations received. They consider that these matters can be dealt with through planning conditions. A condition requiring a site investigation to be undertaken for contamination including gas monitoring with any remediation action to be agreed with the Local Planning Authority. A further condition requiring the developer thereafter to report any further unexpected contamination being discovered and provide appropriate remediation. The Environment Agency have made no comment on this matter commenting they have assessed this application as having a low environmental risk. I consider there are no objections to the proposals on grounds of contamination as appropriate planning conditions can be applied to deal with this matter.

(l) Archaeology

142. Policy ENV15 of the ALP 2030 outlines that the archaeological and historic integrity of important archaeological sites together with their settings will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will be assessed in line with policy ENV13 ALP 2030 that aims to preserve or enhance heritage assets and prevent their loss or substantial harm to their significance
143. The application includes an updated desk based archaeological assessment to clarify the archaeological potential of the site and an updated historic landscape assessment to study the historic landscape.
144. KCC Heritage have assessed the proposals and acknowledge for this latest application, additional information has been provided including further comments from the applicant's heritage consultant, RPS, and from local heritage groups. Local heritage groups are expressing concern over some heritage issues including some specific archaeological landscape elements. As part of the review of the scheme the archaeological officer undertook a further site visit in June 2021.
145. In summary KCC Heritage has concluded the following:

- (i) The site has potential to contain as yet unknown archaeological remains and does contain important archaeological landscape features.
 - (ii) The heritage assessments, including the addendums, are considered thorough and comprehensive
 - (iii) The historic landscape assessment seems to have been used, to a certain degree, to guide the masterplan layout
 - (iv) Further archaeological or historic landscape assessment is not essential prior to determination of this application but further clarification on mitigation for both buried archaeology and archaeological landscape features would be preferable.
 - (v) Heritage enhancement measures could be covered preferably through S106 Agreement or through conditions including for archaeological landscape management and enhancement, implementation of archaeological field evaluation works in accordance with a specification and written timetable and to secure the implementation of a programme of archaeological and historic landscape interpretation work in accordance with a written specification
146. I therefore conclude based on advice from KCC Heritage that subject to the imposition of relevant conditions and/ or section 106 obligation agreement that there is no objection to the scheme on archaeological grounds.

(m) Affordable housing provision

147. Policy HOU1 of the ALP requires the provision of affordable housing on all schemes promoting 10 or more dwellings or on sites 0.5 hectares or more. All proposals are expected to meet their full affordable housing provision on-site. For Tenterden, the policy requires 40 % affordable housing with 10% affordable rented and 30 % affordable home ownership (including a minimum of 20 % shared ownership).
148. The application has been accompanied by an Affordable Housing Statement. It is proposed to provide 50% of the proposed units (or 72 units based on a maximum of up to 145 dwellings) to be set aside as affordable housing units. The affordable units would comprise 18 affordable / social rented units (10%) and 54 affordable home ownership units (30%) and would be managed by one of the affordable providers in Ashford Borough. The level of affordable housing provision put forward exceeds the requirements of policy HOU1 of the ALP 2030 by providing an additional 10% of affordable housing.
149. ABC Housing have commented that while a 50 % provision is welcome a 40 % policy compliant position would see 58 units coming forward as affordable

housing on the site. This would breakdown as 15 units for affordable rent and 43 units for affordable home ownership, 28 units of which must be for shared ownership and 15 units for either shared ownership, or an affordable home ownership product, to be agreed with the Development Partnership Manager within the authority.

150. ABC Housing would seek 1, 2 and 3 bed accommodation as identified in the local needs survey for affordable rent, and mainly smaller affordable home ownership properties to keep the affordability for potential customers. Properties would need to meet the Nationally Described Space Standards and to be spread throughout the site rather than positioned in just a cluster. In accordance with Policy HOU14 ALP 2030, 20% of all dwellings should be M4(2) standard, i.e. accessible and adaptable. Policy HOU14 of the ALP 2030 also requires a proportion of affordable housing to be identified as M4(3) dwellings.
151. The applicant has stated that the additional provision of affordable housing from 40% to 50% should be given significant weight in the planning balance when determining the application i.e. in favour of granting planning permission. I do not consider this is justified. The Council cannot require this higher level of affordable housing provision in policy terms as part of any section 106 agreement attached to a planning permission. In addition, I do not consider it not reasonable to use it as a factor to provide additional justification for a residential windfall development. Criteria in Policy HOU5 of the ALP 2030 relate to the impact of the proposals on the surrounding area such as character, built form, wider landscape, sustainability etc. There is no mention of additional affordable housing provision being a factor in proving further weight to justify a development and to do so would be to create a precedent. It could also impact on wider viability issues of the development on its implementation if granted planning permission. However, I do consider this to be a ground of refusal as the Council would simply only enter into a section 106 agreement for a lesser amount of 40% affordable housing as per the policy requirement established in the ALP 2030.

Planning Obligations

152. Regulation 122 of the Community Infrastructure Regulations 2010 state that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is (a) necessary to make the development acceptable in planning terms,(b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
153. Section 106 planning obligation requests included include the following
- (i) Accessible & adaptable dwellings (M4(2) & M4(3) standard)

- (ii) Affordable housing
- (iii) Allotments provision
- (iv) Arts sector
- (v) Broadband
- (vi) CAVAT value of the loss of the existing highway trees on Appledore Road
- (vii) Community learning
- (viii) Healthcare improvements to existing and future surgeries
- (ix) Implementation of surface water strategy with maintenance and monitoring
- (x) Informal/natural and play provision commuted maintenance sums
- (xi) Libraries
- (xii) Monitoring fee
- (xiii) Primary education
- (xiv) Provision of sports pitches and facilities
- (xv) Secondary schools
- (xvi) Social care
- (xvii) Strategic parks
- (xviii) Voluntary sector
- (xix) Youth

153. I have not listed a Table 1 in the normal manner as my Recommendation further below is to refuse planning permission. I have, however, built in to my Recommendation further below delegation back to officers to prepare and submit a Table 1 in the event of an appeal being lodged against a refusal of permission. This would expand on the reasons for planning obligations requested and identify projects, amounts and trigger points as necessary. The

same delegation back to officers is sought in relation to the drafting of planning conditions and informatives.

154. In the absence of a unilateral undertaking at the time of drafting this report , the proposal would fail to secure the mitigation that would be necessary to satisfactorily meet the additional infrastructure impacts and needs that would be generated by the development and, therefore, the proposal is contrary to Policies COM1, COM2, COM3, COM4 HOU1 and IMP1 of the ALP 2030.

Human Rights Issues

155. I have also taken into account the human rights issues relevant to this application. In my view, the “Assessment” section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

156. In accordance with paragraphs 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and creative approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation below.

Conclusion

157. The scale of development proposed runs counter to the adopted spatial strategy enshrined in Policy SP2 of the ALP 2030 and would undermine the carefully considered and independently-examined approach to the sustainable distribution of housing development across the Borough. I have no objection to the proposal in terms of the ability to meet criterion HOU5(a) the current scale of existing services provision in Tenterden would be suitable to meet the needs arising from the proposal. The site would be within easy walking distance of basic day to day services and so would satisfy criterion (b) of Policy HOU5 of the ALP 2030.
158. The proposals would be contrary to policies HOU5, SP1, SP6 and ENV3a of the ALP 2030 in that the proposals would involve a large scale, intensive residential development on undeveloped land forming part of a strongly rural edge that, in its undeveloped state, contributes positively to the landscape setting of the south-east side of Tenterden. The proposals, by virtue of their scale, form and intensity would not sit sympathetically within the wider landscape, would not preserve or enhance the setting of the settlement or be

- consistent with local character and would result in harm to the character and appearance of the surrounding area.
159. The proposals, in their current form, would have a detrimental impact on important ancient, veteran and TPO trees within the site. The main vehicular access would also result in the loss of a mature horse chestnut tree that forms part of the treed line character of the Appledore Road. The loss or damage to these trees would be detrimental to the character the area and result in the deterioration of an irreplaceable habitat.
160. The application is likely to result in loss and harm to biodiversity interests on the site contrary to policies HOU5 (e) and (f vi) and ENV1 of the ALP 2030. The proposals have not provided sufficient information regarding general need, community provision, community engagement and management of the sport, community and open space facilities. Accordingly, the proposals are not considered to fully satisfy the requirements of policy IMP4 of the ALP 2030.
161. The proposals are contrary to policies ENV6 of the ALP 2030 and advice in the National Planning Policy Framework Guidance as they have not demonstrated they contribute to an overall flood risk reduction. The proposal fails to consider or acceptably incorporate the AB70 footpath within the scheme. It therefore does not demonstrate how safe and accessible pedestrian access and movement routes will be delivered.
162. In my view, the proposed development would result in a number of unacceptable adverse impacts as outlined above. The Council can currently demonstrate a 4.80 years supply of land for housing which includes a 5% buffer. As such, the national presumption in favour of sustainable development is engaged and is a material consideration. However, the approach in the ALP 2030 is one focused on Ashford as the most sustainable location for development and assessed against other Policies in the ALP 2030 the scheme would give rise to a number of adverse impacts. The modest deficit in housing land supply is insufficient to outweigh the adverse impacts and harm that would arise from the applicant's proposals.
163. With regards to other matters, the scheme would not adversely impact on the setting of the AONB, listed buildings and the conservation area. It would not adversely harm residential amenity. There are no highways objections. There are no unacceptable ground contamination and archaeology issues. The Council cannot request 50% affordable housing in policy terms but the proposal would provide the 40% required under Policy HOU1 of the ALP 2030.

Recommendation

(A) Refuse on the following grounds;-

1. The proposal would be contrary to policies SP1 and SP2 of the adopted Ashford Local Plan 2030. The application proposal would significantly increase the number of dwellings to be provided in Tenterden considered alongside the existing residential allocations and commitments referred to in the adopted Ashford Local Plan 2030. The scale of development that is proposed runs counter to the adopted spatial strategy enshrined in policy SP2 and would undermine the carefully considered and independently-examined and accepted approach to the sustainable distribution of housing development across the Borough to 2030.
2. The proposals would be contrary to policies HOU5, SP1, SP6 and ENV3a of the adopted Ashford Local Plan 2030 in that the proposals would involve a large scale, intensive residential development on undeveloped land forming part of a strongly rural edge that, in its undeveloped state, contributes positively to the landscape setting of the south-east side of Tenterden. The proposals by virtue of their scale, form and intensity would not sit sympathetically within the wider landscape, preserve or enhance the setting of the settlement or be consistent with local character and would result in harm to the character and appearance of the surrounding area.
3. The proposed main vehicular site access would result in the loss of a Mature Horse chestnut tree located along the Appledore Road. The tree forms a component part of the visual character of the street and its loss would be detrimental to the character of the area habitat contrary to policies SP1, SP6 and ENV3 of the adopted Ashford Local Plan 2030 and advice in the National Planning Policy Framework Guidance. It is not considered that this detrimental impact can be adequately mitigated
4. The proposals in their current form would have a detrimental impact on the following important trees within the site.
 - (a) T381 Ancient Field Maple. A new football pitch is proposed within its offset Buffer Zone and an incursion within its Root Protection area. The Root Protection Area and buffer zone plotting of the tree described in the application is not accepted. The associated works required for the football pitch would result in a deterioration and possible loss of this ancient tree.
 - (b) T312 veteran oak tree. The development area lies too close and does not reflect the rooting morphology of the veteran tree. The Root Protection Area and buffer zone plotting of the tree described in the application is not accepted. The proposals would result in the deterioration and possible loss of this to the veteran tree.

- (c) T313 Oak. The proposed SUDs features appear to run through the Root Protection area of the tree subject to a preservation order. Insufficient detail and analysis of the impact of this feature has been provided and the construction of the SUDs will likely be detrimental to the protected tree.

The deterioration and possible loss of T381, T312 and T313 would amount to a deterioration of an irreplaceable habitat and harm to the visual character of the area contrary to policies SP1, SP6 and ENV3 of the adopted Ashford Local Plan 2030 and advice in the National Planning Policy Framework Guidance para 180 (c).

5. The proposals would not preserve or enhance biodiversity as it is considered the proposed ecological mitigation measures would be unlikely to be able to be successfully implemented alongside the scale of development for which permission is sought. The application is likely to result in loss and harm to biodiversity interests on the site contrary to policies HOU5 (e) and (f vi) and ENV1 of the adopted Ashford Local Plan 2030.
6. Policy IMP4 of the adopted Ashford Local Plan 2030 requires proposals that would deliver substantial community space and facilities to be supported by a clear governance strategy which will need to be agreed with the Council. This strategy will need to set out what facilities are to be delivered and by when, and how they will be managed over time to an acceptable standard. The proposals have not provided sufficient information regarding general need, community provision, community engagement and management of the sport, community and open space facilities. Accordingly, the proposals are not considered to fully satisfy the requirements of Policy IMP4 of the adopted Ashford Local Plan 2030.
7. The proposals are contrary to Policy ENV6 of adopted Ashford local Plan advice in the National Planning Policy Framework Guidance as they have not demonstrated they contribute to an overall flood risk reduction, that the site itself would not be at an unacceptable risk of flooding and that there would be no increase in flood risk elsewhere. It has also not be shown that the flood risk mitigation measures would have any no adverse spatial implications for the development proposals in terms of delivering the scale and type of development proposed.
8. An Order has been made to record a new footpath AB70 within site that is subject a forthcoming Planning Inquiry. The proposals fail to show the impact of the scheme on the AB70 footpath within the site or any acceptable diversion to it, if is approved by the Secretary of State. The AB70 footpath

would clearly have a significant impact on the spatial layout of the development that is proposed and change the dynamic of the footpath experience itself by passing through a built up residential area rather than a series of fields as at present. The proposals are therefore contrary to policies SP1 and TRA5 of adopted Ashford Local Plan 2030 and National Planning Policy Framework Guidance advice. The proposal fails to consider or acceptably incorporate the AB70 footpath within the scheme. It therefore does not demonstrate how safe and accessible pedestrian access and movement routes will be delivered and connect to the wider movement network and proactively, looks to connect with and enhance public rights of way whenever possible, encouraging journeys by foot.

9. In the absence of a unilateral undertaking, the proposal fails to secure the mitigation that is necessary to satisfactorily meet the additional infrastructure impacts and needs that would be generated by the development and, therefore, the proposal is contrary to Policies IMP1 and HOU1 of the Ashford Local Plan 2030.

(B) For the avoidance of doubt, in the event of an planning appeal delegated authority to be given to the Strategic Development and Delivery Manager or Development Management Manager to;-

(i) prepare a detailed Table 1 and to enter into a section 106 agreement/undertaking in terms agreeable to the Strategic Development and Delivery Manager or Development Management Manager in consultation with the Director of Law and Governance,

(ii) to prepare and agree draft planning conditions and Notes to applicant as appropriate for consideration at planning appeal, and,

(iii) to make or approve changes to draft proposed planning obligations and planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit.

.Note to Applicant

1. Working with the Applicant

Working with the Applicant

In accordance with paragraphs 38 of the NPPF Ashford Borough Council (ABC) takes a positive and creative approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and creative manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance***add / delete as appropriate.***

- the applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 21/790/AS)

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Ashford Local Plan

2030



Adopted **February 2019**



ASHFORD

Water and Climate Change

Development and Flood Risk

- 9.56 Ashford is at particular risk from fluvial flooding, as five main rivers converge in the town – the Great Stour, East Stour, Aylesford Stream, Whitewater Dyke and Ruckinge Dyke. Two flood storage reservoirs upstream of Ashford, one at Aldington on the East Stour, the other at Hothfield on the Great Stour currently protect Ashford town from fluvial flooding. These reservoirs were recently tested between December 2013 and February 2014 with the wettest winter since 1910. The region received 258% of long term average rainfall with high peak flows in local rivers. The reservoirs neared full capacity but prevented widespread flooding in Ashford⁹.
- 9.57 Flooding remains a critical issue for Ashford given the topography of the surrounding area and the geology which is predominantly Chalk, with outcrops of Gault Clay and Lower Greensands. The rivers are highly responsive to flows which increase rapidly after heavy rain and fall quickly in drier spells giving them ‘flashy’ characteristics. Whilst the Ashford urban area has had significant investment in flood alleviation in recent years, there are some areas of the town still considered to be at risk of flooding by the Environment Agency, notably in South Ashford. It is therefore essential that development does not increase this risk. New development presents an important opportunity to ‘build-in’ additional local capacity in terms of flood mitigation. Adaptations to new development can contribute towards combating the effects of climate change over the next 100 years.
- 9.58 The NPPF and accompanying Planning Practice Guidance makes it clear the importance of accounting for flood risk within Local Plans to protect people and property from flooding. The Environment Agency has identified areas at risk of flooding from rivers and the sea for the Ashford Borough, available from the Flood Mapping pages of the Agency’s website. These areas are defined into four categories as follows, Zone 1 (low probability of flooding), Zone 2 (medium probability), Zone 3a (high probability) and Zone 3b (functional floodplain). These flood zones are indicative of the potential undefended floodplain.
- 9.59 In allocating new areas of development, the Local Plan has generally avoided areas with a high probability of flood risk and the functional floodplain. All future proposals should preferably be located in Flood Zone 1, as locating development in Flood Zone 1 means that future development is not reliant on costly fluvial flood defences that may become unsustainable in future due to climate change. It should be noted, that runoff from development within Flood Zone 1 has the potential to cause an increase in the probability of flooding if not mitigated. Therefore, any development which causes an additional flood risk by virtue of increasing runoff would need to be suitably mitigated or it will be considered unacceptable.
- 9.60 However, for other reasons of sustainability and regeneration and where there are no reasonable alternative available sites, the Council may give consideration to the vulnerability of land uses in considering development in higher flood risk areas. In these circumstances, developments will need to meet the ‘exceptions test’ as specified within the NPPF. It will be important to establish the ‘actual’ risk of flooding, which takes account of the protection afforded by any flood defences present, and the ‘residual’ risk should that level of protection fail, as set out within the Ashford SFRA. The development must demonstrate that any additional flood risk has been adequately mitigated either on or off site.

- 9.61 Site-specific flood risk assessments (FRAs) should be submitted alongside development proposals in accordance with the Planning Practice Guidance. FRAs should be appropriate to the scale and nature of proposed development taking account of flood risk and future climate change.
- 9.62 The functional floodplain is *'land where water has to flow or be stored in times of flood'* and will have the highest protection against development. Only water compatible developments or essential infrastructure will be allowed in these areas where they have passed both exception tests. In any event, development must avoid flood storage areas or restricting water flows. The Ashford Green Corridor is made up of open spaces and recreational areas alongside the rivers that flow through Ashford, much of which is within the functional floodplain. These areas will be protected and enhanced for flood storage and their amenity value.
- 9.63 In line with government guidance, the Council commissioned the Ashford Strategic Flood Risk Assessment (2014) which assessed the extent and nature of flood risk across the Borough and the implications for land use planning, taking account of the anticipated impacts of climate change. The Strategic Flood Risk Assessment has been updated in 2017 to take account of the revised climate change allowances, published in 2016. In addition, Kent County Council, as Lead Local Flood Authority prepared the Ashford Stage 1 Surface Water Management Plan.
- 9.64 These documents together with the Environment Agency's maps should be used to support the consideration of all planning applications.
- 9.65 Applicants will need to demonstrate that their proposal accords with both the NPPF and Local Plan policies in relation to flood risk. The appropriate responsible bodies should be consulted,

as required, during the initial design process, including the Environment Agency, Internal Drainage Boards, Southern Water and Kent County Council.

Policy ENV6 – Flood Risk

Proposals for new development should contribute to an overall flood risk reduction.

Development will only be permitted where it would not be at an unacceptable risk of flooding on the site itself, and there would be no increase to flood risk elsewhere.

The sequential test and exception tests established by the National Planning Policy Framework will be strictly adhered to across the Borough, with new development preferably being located in Flood Zone 1. Where it is demonstrated development is unable to take place in an area of lower flood risk, essential transport or utility infrastructure, or other development may be allowed as per an exception test if the development is designed to be compatible with potential flood conditions, and:

- a) Suitable flood protection and mitigation measures are incorporated into the development appropriate to the nature and scale of risk;**
- b) Comprehensive management and maintenance plans are in place for its effective operation during the lifetime of the development (taking account of climate change allowances);**
- c) Adoption arrangements are secured (where applicable) with the relevant public authority or statutory undertaker;**
- d) The development would make a significant contribution to the overall sustainable development objectives of the Local Plan, such that the wider sustainability benefits of the development outweigh the flood risk; and,**
- e) It can be demonstrated to the satisfaction of the Council and the Environment Agency that adequate resistance and resilience measures have been put in place to avoid any increase in flooding either on site or elsewhere.**

A site-specific Flood Risk Assessment (FRA), endorsed by the Environment Agency, appropriate to the scale and nature of the development and the risks involved will be required in line with Planning Practice Guidance and in particular where the Strategic Flood Risk Assessment or Surface Water Management Plan, indicates there are records of historic flooding or other sources of flooding.

In all cases, development that would harm the effectiveness of existing flood defences or prejudice their maintenance or management will not be permitted.

CHAPTER 9 – THE NATURAL AND BUILT ENVIRONMENT

- 9.1 This section of the Local Plan provides the policy framework for the promotion, enhancement and protection of both the natural environment, including its biodiversity and geological interests, landscapes, green corridors, informal open space, water resources and opportunities for harnessing renewable energy, and the heritage of the borough, including its wealth of listed buildings, conservation areas and heritage assets. The section is split into three topic areas; biodiversity and landscape, water and climate change and the historic environment.
- 9.2 *Biodiversity and Landscape:* Green infrastructure plays an important role in supporting other policy areas of this Plan. By helping to create high quality environments which are attractive to businesses and investors it can drive economic growth and regeneration, deliver quality of life benefits and enhanced opportunities for recreation, social interaction and play in new and existing residential areas. Well-designed and managed green infrastructure can reinforce and enhance local landscape character, assist in halting the decline in biodiversity and mitigate the impact of climate change. In England, green infrastructure issues are dealt with through a combination of the planning system and legislation (European and national⁸).
- 9.3 The conserving and enhancing of the natural environment is one of the ‘core planning principles’ of the NPPF (para 17). It encourages (para 109) the protection and enhancement of valued landscapes, geological conservation interests and soils. It also seeks to minimise the impact on biodiversity and encourages net gains in biodiversity through the establishment of coherent ecological networks wherever possible.
- 9.4 Formal open spaces (such as sports pitches) also contribute to the wider 'green' offer within the borough and are covered in the community infrastructure section of this Plan.
- 9.5 *Water and Climate Change:* The NPPF expects a pro-active approach against climate change and states that adapting to, and mitigating against, the effects of climate change are core planning principles.

The NPPF identifies expectations to improve energy efficiency in new development in terms of decentralised energy and sustainable design, and ways of increasing the use and supply of renewable and low carbon energy. It stresses the importance of addressing longer term factors such as flood risk, water supply and changes to biodiversity and landscape.

- 9.6 This section of the Local Plan includes policies which will contribute to mitigating and adapting to climate change, including through dealing with flood risk and water resources, requiring new development to incorporate sustainable design and mitigation measures, and promoting the use and development of renewable energy.
- 9.7 *The Historic Environment:* Ashford Borough has a rich and varied heritage, with evidence of human settlement dating back to the Neolithic period. More recently, the long distance drovers and pilgrimage routes of the early medieval times, the Royal Military Canal of the Napoleonic

period and the high speed national and international railway heritage of the 19th-21st centuries, are evidence of the key role that the location of the Borough, at the convergence of strategic communication routes, has played in shaping its identity. The character and appearance of the Borough has also been strongly influenced by agriculture and by its rural setting, with a rich heritage of attractive villages, the market towns of Ashford and Tenterden, as well as distinctive oast houses, historic houses and gardens, many fine parish churches, water and windmills.

- 9.8 The Borough is home to over 2,300 listed buildings, the highest number among local authorities in Kent, and a significantly higher number of Grade I and Grade II* buildings than in other Kent districts. In addition the Borough has 43 Conservation Areas, 42 Scheduled Monuments and 6 Registered Parks and Gardens of Special Historic Interest, as well as a number of areas of known archaeological potential. Such buildings and areas of architectural and historic interest make a valuable contribution not only to the built and natural landscape but also to the leisure, education, tourism and economic vitality of the Borough and provide welcome opportunities for place-making and for guiding and stimulating regeneration.

Biodiversity and Landscape

Biodiversity

- 9.9 Ashford Borough enjoys an attractively diverse natural environment, and has a green infrastructure network which supports significant areas of biodiversity interest and which delivers a wide range of environmental and quality of life benefits for local communities. It comprises a wide variety of landscapes and different geologies which extend from the North Downs to the Romney Marsh, with the Greensand Ridge, the Stour river valleys and extensive areas of the Weald in between. A significant proportion of the Borough is comprised of parts of two Areas of Outstanding Natural Beauty (AONBs), the Kent Downs and the High Weald, which have the highest status of protection in relation to landscape and scenic beauty.
- 9.10 The Borough is home to two designated sites of international significance for biodiversity, the Wye and Crundale Downs Special Area of Conservation (SAC) and the Dungeness, Romney Marsh and Rye Bay Ramsar site – the latter extends into an area in the south-eastern corner of the Borough between Appledore and Hamstreet. A small part of the recently extended Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) borders the borough boundary in the vicinity of Stone in Oxney. Under European legislation, the Council has a duty to ensure these sites are maintained in favourable conservation conditions and that they are afforded the greatest level of protection.
- 9.11 Where likely significant effects cannot be excluded, then an Appropriate Assessment prepared in accordance with the Habitats Regulations will be required. Where adverse effects on the site cannot be ruled out, and no alternative solutions can be identified, then the project can only then proceed if there are imperative reasons of overriding public interest and if the necessary compensatory measures can be secured.
- 9.12 Nationally designated sites in the Borough include two National Nature Reserves, at Hamstreet Woods and Wye and Crundale Downs, and 13 Sites of Special Scientific Interest (SSSI), comprising 57 SSSI units, which are of national importance on account of their biological or geological interest. These sites are legally protected by the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). These sites are therefore afforded a high level of protection in this Plan.

- 9.13 The Borough is also home to 83 Local Wildlife Sites (LWS), formerly known as Sites of Nature Conservation Interest, identification of which is overseen by the Kent Nature Partnership. In addition, there are 3 Local Nature Reserves, the Ashford Green Corridor, Hothfield Common and Poulton Wood, Aldington. These sites are important elements of the borough's biodiversity assets and contribute to the promotion, conservation, restoration and re-creation of ecological networks. The Council therefore expects that they will be conserved and enhanced in new development that arises during the lifetime of this Plan. All the national and locally important biodiversity sites are listed in Appendix 4 of this Plan.
- 9.14 Recent years have seen a recognition that the planning system should, in addition to the conservation of individual sites and species, move towards a more integrated landscape scale approach to improving biodiversity. In this regard, this Local Plan supports the aims and objectives of the Kent Biodiversity Strategy as they relate specifically to the Biodiversity Opportunity Areas (BOAs) of this Borough, to ensure that the priority habitats and species of each BOA are conserved and enhanced in new development. Ashford Borough encompasses parts of 8 of Kent's BOAs, a reflection of its particularly diverse natural environment. A map of these BOAs is below.
- 9.15 These BOAs, together with the international, national and locally designated sites listed above and in Appendix 4, in addition to the Green Corridors and other natural spaces such as woodlands and open spaces, form the strategic Green Infrastructure Network of the Borough.
- 9.16 Alongside the conservation of existing habitats and species, the enhancement and integration of appropriate biodiversity into new developments can aid both the environmental sustainability of the scheme and deliver places which are more attractive in which to both live and work. Biodiversity measures may include the provision of open watercourse drainage systems, planting of native hedgerows, trees and woodland and the provision of bat and owl boxes and underpasses for mammals. These can provide important stepping stones for wildlife and ecosystems, as well as contributing to coherent ecological networks which can help to combat a decline in biodiversity.
- 9.17 In designating appropriate areas for development, the Local Plan has ensured that areas of international and national importance for their quality of biodiversity and landscape will not be directly adversely affected. The council will expect, and will work to ensure that all new development coming forward in the Borough will conserve or enhance local biodiversity and that unacceptable, harmful impacts on biodiversity and the natural environment will be avoided. Where this cannot be achieved to the satisfaction of the Local Planning Authority then appropriate mitigation measures will be required to be implemented.

Policy ENV1 – Biodiversity

Proposals that conserve or enhance biodiversity will be supported. Proposals for new development should identify and seek opportunities to incorporate and enhance biodiversity. In particular, development should take opportunities to help connect and improve the wider ecological networks.

Proposals should safeguard features of nature conservation interest and should include measures to retain, conserve and enhance habitats, including BAP (Priority) habitats, and networks of ecological interest, including ancient woodland, water features, ditches, dykes and hedgerows, as corridors and stepping stones for wildlife.

Development that will have an adverse effect on the integrity of European protected Sites, including the Wye and Crundale Special Area of Conservation and the Dungeness, Romney Marsh and Rye Bay Ramsar and SPA sites, alone or in combination with other plans or projects, will not be permitted. Any proposal capable of affecting designated interest features of European sites should be subject to Habitats Regulations Assessment screening.

Development that will have an adverse effect on nationally designated sites, including the borough's Sites of Special Scientific Interest and National Nature Reserves, will not be permitted unless the benefits, in terms of other objectives including overriding public interest, clearly outweigh the impacts on the special features of the site and broader nature conservation interests and there is no alternative acceptable solution.

Development should avoid significant harm to locally identified biodiversity assets, including Local Wildlife Sites, Local Nature Reserves and the Ashford Green Corridor as well as priority and locally important habitats and protected species. The protection and enhancement of the Ashford Green Corridor is one of the key objectives of the Plan and therefore all proposals coming forward within or adjoining the Ashford Green Corridor should comply with Policy ENV2 in the first instance.

Where harm to biodiversity assets cannot be avoided, appropriate mitigation will be required in line with a timetable to be agreed with the Local Authority. Normally any mitigation measures will be required to be delivered on-site, unless special circumstances dictate that an off-site model is more appropriate. A financial contribution - in lieu of on-site mitigation - will only be considered in very exceptional circumstances and where it is demonstrated that the proposed mitigation is deliverable and effective.

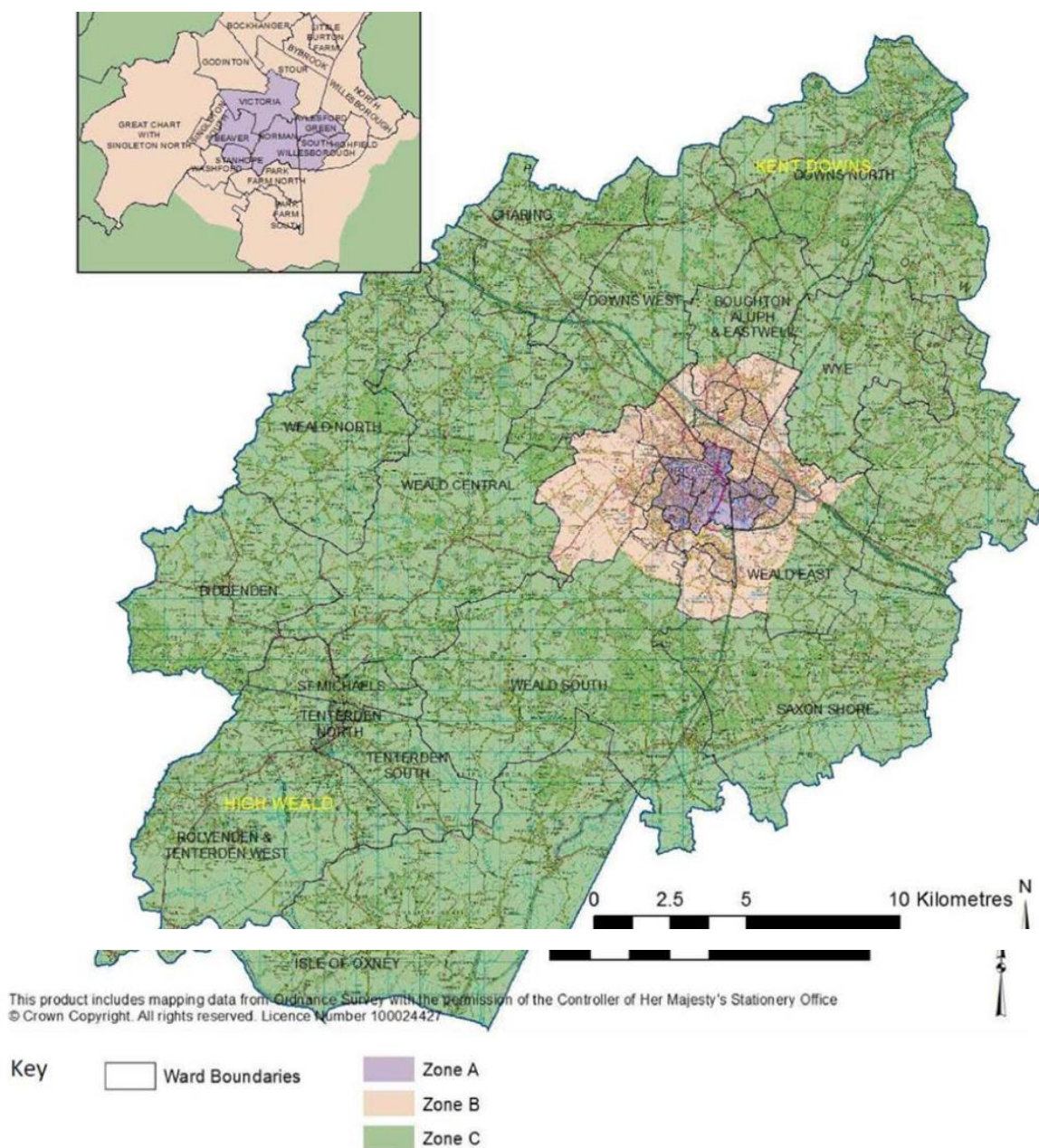
Opportunities for the management, restoration and creation of habitats in line with the opportunities identified for the Biodiversity Opportunity Areas (BOAs) and targets set out in the Kent Biodiversity Strategy will be supported.

CHAPTER 6 - HOUSING TOPIC POLICIES

Affordable Housing

- 6.1 The National Planning Policy Framework requires local planning authorities to ensure that Local Plans meet the full, objectively assessed need for market and affordable housing in the housing market area. Where there is an identified need for affordable housing, policies must be set to meet this need on site or where robustly justified through an off-site contribution of broadly equivalent value. The NPPF states that such policies should be sufficiently flexible to take account of changing market conditions over time.
- 6.2 The Council's 2014 Strategic Housing Market Assessment (SHMA) establishes that around 50% of all future houses delivered in the borough should be affordable, in order to meet our 'full' objectively assessed housing needs. However it also states that this figure is unlikely to be delivered on the ground, mainly due to the housing market's inability to deliver it.
- 6.3 This conclusion is supported by whole plan viability testing that has been carried out in support of this Local Plan, which tested various levels of affordable housing requirements, including different thresholds and tenure mixes. The policy has been set at a level which is considered deliverable in terms of viability, when tested alongside all of the other policies set out in this Local Plan, balanced against the need to maximise potential affordable housing delivery to meet the identified need.
- 6.4 Affordable Housing for the purposes of this policy includes affordable/social rent, and affordable home ownership products which includes starter homes, rent to buy and shared ownership products.
- 6.5 The provision of affordable home ownership products set out in this policy has been set in line with the government's current position in that all sites of 10 units or more (or 0.5 ha or more in size) will provide for a minimum of 10% of such dwellings. The policy also seeks a minimum requirement for shared ownership and affordable/social rent products specifically, reflecting the requirement to meet local needs in the borough, balanced with what development can afford to deliver.
- 6.6 The viability evidence demonstrates significant variation in the viability of residential development across the Borough, which is mainly due to variations in sales values. The requirements for affordable housing have therefore been set at different levels across the value areas of the Borough in order to ensure development is viable and can be delivered. These areas are shown on map 2 below.
- 6.7 The implications of any subsequent boundary changes at ward or parish level on the implementation of this policy will be considered in an updated version of the Affordable Housing SPD.

Map 2: Affordable Housing Viability Areas



- 6.8 Ashford Town area covers the wards of Victoria, Aylesford Green, South Willesborough, Norman, Beaver and Stanhope. The viability evidence shows that developments in this area can only deliver 20% affordable home ownership products. As an exception to this, higher density flatted development is not viable at this level of starter home provision, and it is therefore proposed that such development will not be required to provide any affordable housing.
- 6.9 In a case of flatted development which is being promoted as Build to Rent, consideration will be given on a case-by-case basis, through the provision of independently verified viability evidence,

to its ability to deliver affordable private rented housing, up to a maximum of 20% of total dwellings.

- 6.10 Ashford Hinterlands area covers the wards of Godinton, Bockhanger, Stour, Bybrook, Little Burton Farm, Kennington, North Willesborough, Highfield, Park Farm North, Park Farm South, Singleton South, Washford, Great Chart with Singleton North, the southern area of Boughton Aluph and Eastwell, the northern part of Weald South and the eastern area of Weald East. In this area, development can support up to 30% affordable housing, with 2/3 of this provided as affordable home ownership products, and 1/3 affordable/social rent.
- 6.11 Rest of Borough includes the villages and rural area covering the wards of: Saxon Shore; Wye; Downs North; Downs West; Charing; Weald North; Weald Central; Biddenden; Rolvenden and Tenterden West; Tenterden South; St Michaels; Tenterden North; Isle of Oxney; the northern area of Boughton Aluph and Eastwel; the western area of Weald East and; the southern area of Weald South. This area has the potential to support higher levels of affordable housing, and it is proposed that development within this area will provide a minimum of 40% affordable housing, with 3/4 of this provided as affordable home ownership products, and 1/4 affordable/social rent.
- 6.12 In line with national policy, the provision of affordable housing will normally be expected to be provided on-site. Where this is not possible, specific justification will need to be provided.
- 6.13 Given that this Plan has been subject to much more stringent viability testing than previous ones, and the policy has been framed from this evidence, it is expected that the number of applications where viability issues are identified should significantly reduce, and it will certainly not be expected as the norm.
- 6.14 Site specific circumstances will need to be clearly set out in any case being put forward. This will not include where land has been purchased speculatively above realistic threshold land values.
- 6.15 Whilst the viability testing has considered impacts of changing market conditions, it is impossible to predict what may happen within the housing market in the future. Should market conditions shift dramatically from those assumed within the viability assessment, flexibility in provision of affordable housing will be allowed for these reasons.
- 6.16 Where the requirements of this policy are proposed not to be met, viability evidence will be required to be submitted in support of an application and will be rigorously tested by independent advisors, paid for by the applicant. In these circumstances the Council will consider on a case-by-case basis flexibility in the provision of affordable housing, including: whether changes are needed to the tenure mix or the overall level of affordable housing; whether a financial contribution is justified to provide equivalent provision elsewhere or; whether the application of the Council's deferred contributions policy (Policy IMP2) is justified.
- 6.17 The following policy seeks to maximise the provision of affordable housing to meet identified needs, taking into account the government's proposals for affordable home ownership products, whilst ensuring the requirements do not put the delivery of the Local Plan at risk as a whole.

Policy HOU1 – Affordable Housing

The Council will require the provision of affordable housing on all schemes promoting 10 dwellings or more (and on sites of 0.5 hectares or more), with provision being not less than the area specific requirements set out in the following table. All proposals are expected to meet their full affordable housing provision on-site.

Area*	Affordable/Social Rented requirements (% of total dwellings)	Affordable Home Ownership Products (% of total dwellings)	Total affordable housing requirements (% of total dwellings)
Ashford Town (Zone A)	0%	20% (including a minimum of 10% shared ownership)	20%
Ashford Hinterlands (Zone B)	10%	20% (including a minimum of 10% shared ownership)	30%
Rest of Borough (Zone C)	10%	30% (including a minimum of 20% shared ownership)	40%

All proposals will be expected to meet their full affordable housing provision on-site except in the following circumstances:

1. In the Ashford Town area*, flatted development (including the proportion of flats provided on a mixed flat and housing scheme) will not be required to provide any form of affordable housing. In the case of flatted development which is being promoted as Build to Rent, consideration will be given on a case-by-case basis, through the provision of independently verified viability evidence, to its ability to deliver affordable private rented housing, up to a maximum of 20% of total dwellings.

Continued...

2. Should independently verified viability evidence establish that it is not possible to deliver the affordable housing as required by this policy, and the viability position is agreed by the Council, the Council will consider on a case-by-case basis flexibility in the provision of affordable housing, including through the consideration of the following options:

- a. Change in the tenure mix required,**
- b. Reductions in the overall proportion of affordable housing,**
- c. Provision of an off-site financial contribution in lieu of affordable housing provision on site, to secure the equivalent provision of affordable housing off-site,**
- d. A combination of the above,**
- e. Deferred contributions in line with policy IMP2.**

If a site comes forward as two or more separate schemes, of which one or more falls below the appropriate threshold, the Council will seek an appropriate level of affordable housing on each part to match in total the provision that would have been required on the site as a whole.

**As shown on the policies map, with extract provided on Map 2 above*

ASHFORD BOROUGH LOCAL PLAN 2030 – POLICY HOU5

Housing Development Outside Settlements

- 6.54 In addition to residential windfall schemes within settlement confines, new housing outside settlement boundaries may also make a positive contribution to meeting housing needs across the borough. The NPPF is clear in its desire to promote sustainable development in general within the wider context of boosting housing supply, meeting a range of housing needs and using development as a means of improving the quality of a place and / or its setting.
- 6.55 In nearly all cases, isolated or remote sites in the countryside (especially on greenfield sites) will not be sustainable in NPPF terms and para. 55 of the NPPF specifically advises against permitting new dwellings in isolated locations unless it meets one of the specified exception criteria.
- 6.56 However, for proposals that adjoin or are close to existing settlements, it is necessary to consider the relative social, economic and environmental advantages and disadvantages of a scheme as these are the 3 dimensions of ‘sustainable development’ described in para. 7 of the NPPF.
- 6.57 In assessing proposals, the scale of a development will be a major factor to bring into this equation. For larger schemes, the importance of good accessibility to local services and facilities will be of particular importance taking account of the quality and number of such services and the ability to either benefit or be accommodated by such services. The cumulative effects of windfall schemes on local services and facilities, having taken account of the impacts from any allocated sites in the area and any other developments with extant planning permission, will need to be considered, including whether existing services may readily absorb (or benefit from) the additional demand placed on them as a consequence. This should include reference to the availability of primary school places and GP provision at the nearest available facilities alongside the scale and quality of local community facilities. This may also include any supplementary effects on existing residents, for example as a result of reduced school catchment areas.
- 6.58 Although some reliance on the private car is inevitable in rural locations, the availability of good public transport links, cycling and walking routes can help to reduce that reliance and enable better accessibility to services that may only be available in higher-order rural settlements or Ashford itself. Basic day to day services such as a grocery shop, public house, play / community facilities and a primary school should be within a generally accepted easy walking distance of 800 metres in order to be considered sustainable, although the specific local context may mean a higher or lower distance would be a more appropriate guide.
- 6.59 The impact of a scheme on the character of a settlement or rural area can be harder to quantify and, in essence, relates to the inherent qualities that help to define what makes a place and gives it an identity. This will vary from settlement to settlement taking account of its history and heritage and how it has grown over many years within its landscape setting. For example, larger-scale modern extensions to small rural villages have not traditionally been the means by which those villages have grown, especially those in locations away from the main local highway or public transport network.

- 6.60 This policy therefore does not include some of the smaller settlements, which may only be suitable for minor development and infilling in accordance with Policy HOU3a.
- 6.61 A proposal for residential development must also demonstrate that it (and its associated infrastructure) is well designed and sited in a way that can: sit sympathetically within the wider landscape; enhance its immediate setting; be consistent with any prevailing character and built form, including its scale, bulk and the material used; does not harm neighbouring uses or the amenity of nearby residents.

Isolated Residential Development

- 6.62 The NPPF clearly states that new isolated homes in the countryside should be avoided, unless there are special circumstances. Para. 55 of the NPPF lists a number of exceptions to the general

rule of restraint and these are replicated in the policy below, alongside proposals for replacement dwellings. In considering applications for the re-use of redundant or disused buildings, proposals will need to demonstrate that the existing buildings have been on site for a number of years and are no longer needed for their current or previous use. The building shall have been appropriately maintained and not allowed to fall into disrepair as a prelude to suggesting an enhancement to the setting of the area.

- 6.63 Proposals for exceptional dwellings under the second part of policy HOU5 shall be subject to a rigorous and independent assessment of their design quality. The views of the Ashford Design Panel will need to be sought and, where necessary, proposals amended to ensure their views are reflected. The architecture of a proposal and how that responds to the landscape character and setting of the site will be fundamental in establishing whether the scheme is genuinely exceptional or not.

Policy HOU5 - Residential Windfall Development in the Countryside

Proposals for residential development adjoining or close to the existing built up confines of the following settlements will be acceptable:

Ashford, Aldington, Appledore, Bethersden, Biddenden, Brabourne Lees/Smeeth, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth*, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Tenterden (including St Michaels), Wittersham, Woodchurch and Wye.

**Existing Kingsnorth village*

Providing that each of the following criteria is met:

- a) The scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers;
- b) The site is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services;
- c) The development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area;
- d) The development is located where it is possible to maximise the use of public transport, cycling and walking to access services;
- e) The development must conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality; and,

- f) The development (and any associated infrastructure) is of a high quality design and meets the following requirements:-
 - i) it sits sympathetically within the wider landscape,
 - ii) it preserves or enhances the setting of the nearest settlement,
 - iii) it includes an appropriately sized and designed landscape buffer to the open countryside,

- iv) it is consistent with local character and built form, including scale, bulk and the materials used,
- v) it does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents,
- vi) it would conserve biodiversity interests on the site and / or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.

Residential development elsewhere in the countryside will only be permitted if the proposal is for at least one of the following:-

- Accommodation to cater for an essential need for a rural worker to live permanently at or near their place of work in the countryside;
- Development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- It is the re-use of redundant or disused buildings and lead to an enhancement to the immediate setting;

- **A dwelling that is of exceptional quality or innovative design* which should be truly outstanding and innovative, reflect the highest standards of architecture, significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area;**
- **A replacement dwelling, in line with policy HOU7 of this Local Plan;**

Where a proposal is located within or in the setting of an AONB, it will also need to demonstrate that it is justifiable within the context of their national level of protection and conserves and enhances their natural beauty.

**These proposals will be required to be referred to the Ashford Design Panel and applications will be expected to respond to the advice provided.*

Policy HOU10 will also be applied to relevant garden land applications.

Self-Build / Custom Build Development

- 6.64 The Council will support the principle of Self and Custom Build development as an opportunity to bring choice to the housing market as well as enabling local people to design and build their own home that will meet their bespoke needs.
- 6.65 The NPPF makes it clear that LPAs should identify and make provision for the housing *'needs of different groups in the community such as people wishing to build their own homes'*. 'Self-build housing' is identified by the Community Infrastructure Levy Regulations as a dwelling built by (or commissioned by) someone to be occupied by them as their sole or main residence for at least three years. Custom-Build homes encompass self-build but tends to be where individuals work with specialist developers to build their home.
- 6.66 This policy will contribute towards the availability of self and custom build plots enabling local residents to deliver high quality homes, as well as supporting the local economy providing work for builders and associated trades.
- 6.67 The establishment of a Right to Build Register and evidence gained from future SHELAAAs and SHMAAs has and will continue to help inform the level of need for Self Build. Based on current

numbers on the Ashford Self and Custom Build Register, plots on allocated sites have the potential to meet a reasonably high proportion of demand, but the Council will continue to explore complementary delivery mechanisms which could include windfall proposals for self and custom build (in line with other policies within this Plan).

- 6.68 The Council will also support qualifying bodies in taking forward local self and custom build projects through the neighbourhood planning process, subject to the wider planning considerations within the strategic policies of the Local Plan.

Policy HOU6 - Self and Custom Built Development

The Council will support self and custom build development by requiring all sites within and on the edge of the towns of Ashford and Tenterden delivering more than 40 dwellings to supply no less than 5% of serviced dwelling plots for sale to self or custom builders.

In the villages and rural areas sites delivering more than 20 dwellings must supply no less than 5% of serviced dwelling plots for sale to self or custom builder.

The following criteria must be met:

- a) Where this equates to more than 5 custom build dwellings on a single site a Design Brief should be submitted and agreed with the Council prior to the application being submitted;**
- b) Where plots have been prominently marketed for sale to self or custom builders for at least 12 months, and have not sold, the plot can return to the developer to be developed and/or sold as open market housing; and,**
- c) Development proposals must be of high quality design and demonstrate a positive response to sustainable development.**

ASHFORD BOROUGH LOCAL PLAN 2030 – POLICY HOU14

Accessibility Standards

- 6.97 Local Planning Authorities are required by the NPPF to plan to create safe, accessible environments and promote inclusion and community cohesion, to take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need.
- 6.98 In order to help to fulfil this requirement, a proportion of all new dwellings created as ‘new build’, should be built to comply with a minimum of ‘level 2’ access (building regulations part M4 (2)). The Council had a good record of ensuring delivery of Lifetime Homes, the standards of which are now broadly reflected in the M4 (2) requirements, and houses built to this standard are designed to meet the needs of occupiers throughout their lifetime. Level 2 accessibility is intended to allow a home to be accessible by providing facilities such as space to manoeuvre a wheelchair, the availability of an entrance level WC with shower drainage and enough space for an entrance level bedspace. Level 2 homes are also built to adaptable standards so that additional facilities such as a stair lift or hoists can be easily fitted without major cost and upheaval.
- 6.99 The features of a level 2 home help to provide a safe, accessible living environment to those with reduced mobility due to accident, illness or age. Homes with this degree of accessibility can extend the period of independent living, reduce the length of a hospital stay and allow people to be cared for in their own home if the need arises. For those with permanent mobility problems, more specialised wheelchair accessible accommodation provides greater freedom for independent living. Larger room sizes are required to enable greater ease for wheelchair dependent occupants.
- 6.100 In early 2017 the Council’s Housing Register revealed that 7.5 percent of those requiring accommodation required dwellings built to M4 (3b) standard. For this reason, the provision of homes to this higher standard will be set as the maximum benchmark for the affordable rented element of a development.
- 6.101 In addition parking spaces provided in connection with M4 (2) and M4 (3) dwellings may need to be larger to facilitate the increased access requirements, as per the current building regulations.

Policy HOU14 - Accessibility Standards

Accessibility in compliance with building regulations part M shall be provided as follows:-

- a) At least 20 percent of all 'new build' homes shall be built in compliance with building regulations part M4 (2) as a minimum standard; and,**
- b) In 'new build' properties which are affordable, a proportion of wheelchair accessible homes complying with building regulations part M4 (3b) will be required. The number of homes built to M4 (3b) standards will be dependent upon the number of households on the Council's housing waiting list requiring wheelchair accessible homes and the suitability of the location for wheelchair users, and should be provided within the affordable rented element of the scheme, capped at a maximum of 7.5%.**

CHAPTER 11 – IMPLEMENTATION

Funding and Delivery of Infrastructure

- 11.1 This Plan is supported by an Infrastructure Delivery Plan which is an iterative document that sets out the infrastructure that is required to be delivered to support the planned development up to 2030. It has been informed by discussion with key providers and identifies (where known) how and when this infrastructure might be delivered and to what extent new development is directly reliant on its delivery as a means of prioritising the required infrastructure.
- 11.2 Clearly, it is not possible to foresee all potential needs arising from development proposals (including windfalls), and so these will need to be assessed at the time against relevant policies in this Plan. Where specific requirements are known at this stage, these have been identified through the site allocation policies.
- 11.3 Development is expected to meet the additional demand for infrastructure that it creates, and new infrastructure should be required to be delivered at the right time to meet the new demand. In some circumstances, for example where more than one development site is contributing to its delivery, alternative solutions will need to be considered. The Council, working with the relevant service providers, will allow for some flexibility in this regard, taking into account how critical the infrastructure is and the phasing and timing of development. Flexibility will also be considered in response to issues of viability, as set out in Policy IMP2.
- 11.4 Over the last 20 years or so, the Council has successfully managed to fund new infrastructure of many types and forms through Section 106 Agreements. This infrastructure has helped to ensure that new developments are properly served by the services and facilities that support everyday life and that these facilities are delivered at the right time to meet new demand.
- 11.5 The introduction of the CIL Regulations in April 2015 limits the scope of Section 106 Agreements and their ability to act as a pool for developer contributions towards strategic infrastructure, although they still have a role in the provision of site specific facilities. The Council proposes to introduce a Community Infrastructure Levy Charging Schedule following the adoption of this Local Plan. This will be tailored to take account of the general policy requirements contained within this Plan and reflect the viability position at the time of drafting.
- 11.6 Nevertheless, the Council still considers that Section 106 Agreements can provide a more certain means of delivering specific infrastructure and services than the use of CIL receipts. This has benefits for developers, residents and service providers and allows for more transparency about what will be delivered and when. The Council will therefore continue to use S106 to secure the delivery of infrastructure, where it is justified to do so in line with the NPPF and CIL Regulations, in preference to assuming funding will arise from CIL in due course. Consequently, the Council will continue to work with service providers to identify specific projects which meet additional demand arising from the policies of this Plan, allowing for a maximum of five S106 Agreements to provide proportionate contributions to those projects.
- 11.7 The Council, in liaison with the relevant highway authority, will also utilise S278 agreements to secure infrastructure and funding for highways related projects.
- 11.8 The Council also intends to publish a generic development contributions SPD that will provide

greater clarity on what level of financial contributions will be sought from the development schemes to deliver the infrastructure that is required.

Policy IMP1 - Infrastructure Provision

The Council will continue to work with relevant service providers to identify and deliver the infrastructure that is needed to support the development set out in this Plan.

Development shall make provision to meet the additional requirements for infrastructure arising from the development, where it is justified to do so in line with the NPPF and CIL regulations. The infrastructure should be provided at a time that is required to support the needs generated by the development.

Provision should be made either by delivery of the infrastructure or by financial contributions towards the cost of the delivery. This shall normally be secured through section 106 agreements, section 278 Agreements, and/or Community Infrastructure Levy contributions.

The Council will take a flexible approach where it is justified to do so for reasons of development viability.

Governance of Public Community Space and Facilities

- 11.16 Development proposed within this Local Plan will deliver a variety of what can broadly be termed public community space and facilities which – in this context - includes open space, indoor and outdoor sports provision, community buildings, venues for art and the voluntary sector, SuDS features and areas around these features and, potentially, the verges next to footpaths and roads.
- 11.17 How this provision is delivered and maintained has a direct impact on the quality of a place. In the past, the Council has generally been successful in securing and managing, with our partners, community space and facilities from developers. This has greatly improved the quality of life for the Borough’s residents and ensures that Ashford remains an attractive place to live, work and visit – a key objective of the Council as referenced in its Corporate Plan.
- 11.18 Although expanding such provision to cater for the new development proposed in this Local Plan clearly delivers many sound planning benefits, it does also create operational and financial challenges for the Council given the pressures on Council budgets. The same is true of our public sector partners. This pressure is unlikely to be eased, certainly in the short to medium term and in fact is likely to be increased, meaning a dynamic and innovative solution needs to be applied to ensure that both the right level of provision is secured to meet need, and that it is managed to a high standard so that the quality place aspirations are sustained.
- 11.19 With such public sector financial constraint, there is a real potential that the quality of community space and facilities is undermined through a lack of resources, particularly if it relies on the public sector adopting and taking full responsibility for the long term stewardship. Furthermore, such a total adoption role provides very limited opportunities and incentives for local communities to have and maintain a stake in their area and help develop a positive sense of place.
- 11.20 The Council’s preferred position in recent times has been to not adopt new community space and facilities that come forward in response to development proposals. This remains the case.
- 11.21 Instead, the Council favours stewardship models as a means of ensuring ongoing management of community space and facilities. Such models take various forms, including community management companies, charitable trusts, Parish Council led models, community development trusts, community interest companies, and co-operative or community benefit societies.
- 11.22 The exact form of model will be dependent on local circumstances, the stewardship functions transferred, the extent and type of assets to be managed and the types of financial arrangements needed. Developers will be expected to endow new stewardship bodies with both assets and money where practical, the latter of which should be at a level at least equivalent to a ten year commuted payment period.
- 11.23 The Council accepts that these sorts of models may only be suitable where there is a sufficient scale of development to create a natural community focus or where there is sufficient scale of on-site community space and facilities to manage. In certain circumstances, smaller schemes could also adopt such an approach, particularly if there is sufficient space and facilities nearby which could be taken on by a joint governance arrangement.
- 11.24 Where a proposal is not suitable to deliver the community based model envisaged above on account of its lack of size or facilities being delivered and / or its proximity to other

developments does not allow for a more holistic approach, then a private management company solution might be considered acceptable.

- 11.25 Where this is the case, proposals will need to demonstrate that the private management company proposed will:
- be run in a way that ensures residents have and retain a key governance role,
 - maintain openness and transparency,
 - be focused on the local development and the maintenance of the environment in the longer term with surpluses reinvested for such purpose,
 - provide a quality service at a reasonable cost over the longer term,
 - allow for residents to take control in the longer term should this be their ambition.
- 11.26 In certain circumstances, such as the adoption of community space and facilities that will form provision within a strategic hub (see policy COM2) or where the Council currently plays a governance role and wants to retain this role, then the Council could be the adopting body. In these circumstances, financial contributions will be required towards the management of community space and facilities, for not less than a ten year period.
- 11.27 Given the importance of the issue of governance, all schemes that will deliver substantial levels of community space and facilities will be required to produce a governance strategy that will set out the specifications and details of the facilities to be delivered and how these will be managed and maintained over time. For larger schemes, this will also need to set out how the early governance arrangements will work in practice given that community space and facilities might be delivered before a community is fully established.

Policy IMP4 - Governance of Public Community Space and Facilities

Proposals that will deliver substantial community space and facilities are required to be supported by a governance strategy which will need to be agreed with the Council. This strategy will need to set out what facilities are to be delivered and by when, and how they will be managed over time to an acceptable standard.

Proposals which adopt a community stewardship model of governance will be supported.

Should a private management company model be promoted, then it will need to be established and run in a way that is affordable, gives the residents a key governance role and is focused towards the management of the facilities to be delivered by the development.

Where the Council takes on an adoption role, financial contributions will be secured from the developer towards the maintenance of facilities for at least a ten year period.

Vision and Strategic Objectives

- 2.1 National planning policy is very clear that there is a presumption in favour of sustainable development. Finding what constitutes sustainable development relies on a careful balance between economic, social and environmental factors and the National Planning Policy Framework gives guidance on how to achieve this. It also makes it clear that Local Plans are the key to delivering sustainable development in a way that reflects the vision and aspirations of local communities.
- 2.2 This approach lies at the heart of this Local Plan. The Plan seeks to achieve each of the economic, social and environmental dimensions of sustainable development in a way which avoids significant adverse impacts by mitigation or compensatory measures.
- 2.3 The Plan sets out the spatial implications of economic, social and environmental change and identifies opportunities for development. It has been based on early and meaningful engagement and collaboration with local communities and a range of other stakeholders. The Plan aims to reflect a collective vision and a set of agreed priorities for the sustainable development of the borough, including those contained in any neighbourhood plans.
- 2.4 The Plan is positive, realistic and is focused on delivery.

The Vision

The following sets out the vision for Ashford Borough in 2030.

Ashford Borough will meet its housing and employment needs, and take account of the needs of investors, through the provision of new high quality development forming attractive places, with the necessary supporting infrastructure and services, and in sustainable and accessible locations that take account of the Borough's environmental constraints.

The town of Ashford will continue to be the main focus for development with the regeneration of the town centre and areas where there are existing environmental and social issues and the creation of attractive and vibrant new communities on the periphery of the town.

A regenerated Ashford Town Centre will expand significantly its leisure, cultural, educational and residential offer. A new Commercial Office Quarter next to the railway station will be a major economic impetus for the area, helping to substantially increase employment, trigger more spending in the town centre economy, and improve wage rates and skills levels. The town centre's heritage will be conserved and enhanced alongside high quality new public realm reflecting the various different character areas.

Tenterden will continue to serve the south western part of the Borough as a principal rural service centre with a strong offer of shops and services, conserving and enhancing its historic centre and accommodating development of a suitable scale, design and character. The other rural service centres of Charing, Hamstreet and Wye will remain important providers of local shops and services, whilst delivering new development of a scale appropriate to the individual characteristics of the settlement. Smaller rural settlements will also provide smaller scale new development, to help sustain local communities. Development within all the rural settlements must conserve and enhance the historic centres and heritage and natural assets.

The identity and attractive character of the Borough's rural area, with its range of attractive settlements, wealth of heritage assets and its expansive countryside, including the Kent Downs AONB to the north and the High Weald AONB to the south, will be conserved and enhanced.

The Borough's green spaces will be protected and enhanced to serve expanding populations including two new strategic parks at Ashford and the promotion of sporting and recreational hubs in accessible locations; the retention of flood storage areas; reinforcement of wildlife corridors and an improved cycle network to foster healthier lifestyles for residents and workers.

A positive approach to adapting to and mitigating against the effects of climate change will be secured by promoting sustainable transport, sustainable energy technologies, and encouraging sustainable building design; avoiding development in areas at greatest risk of flooding; protecting and enhancing green networks; carefully considering the location, layouts and design of new housing; promoting sustainable drainage and challenging water efficiency standards.

2.5 In order to deliver the vision, a number of strategic objectives have been developed, as set out in Policy SP1 below.

Policy SP1 - Strategic Objectives

To deliver the 'Vision', a number of strategic objectives have been identified. They form the basis of this Local Plan's policy framework, as well as providing the core principles that planning applications are expected to adhere to.

- a. To focus development at accessible and sustainable locations which utilise existing infrastructure, facilities and services wherever possible and makes best use of suitable brownfield opportunities;**
- b. To conserve and enhance the Borough's natural environment including designated and undesignated landscapes and biodiversity and promote a connected green infrastructure network that plays a role in managing flood risk, delivers net gains in biodiversity and improves access to nature;**
- c. To conserve and enhance designated and non-designated heritage assets and the relationship between them and their settings in a way that promotes distinctive places, proportionate to their significance. Place-based heritage will be a key principle underpinning design and spatial form of development;**

- d. To create the highest quality design which is sustainable, accessible, safe and promotes a positive sense of place through the design of the built form, the relationship of buildings with each other and the spaces around them, and which responds to the prevailing character of the area;**
- e. To ensure development is supported by the necessary social, community, physical and e-technology infrastructure, facilities and services with any necessary improvements brought forward in a co-ordinated and timely manner;**
- f. To promote access to a wide choice of easy to use forms of sustainable transport modes including bus, train, cycling and walking to encourage as much non-car based travel as possible and to promote healthier lifestyles;**
- g. To provide a mix of housing types and sizes to meet the changing housing needs of the Borough's population including affordable homes, self build and custom build properties, specialist housing for older and disabled people, accommodation to meet the needs of the Traveller community, spacious, quality family housing and for newly forming and downsizing households;**
- h. To provide a range of employment opportunities to respond to the needs of business, support the growing population and attract inward investment; and,**
- i. To ensure new development is resilient to, and mitigates against the effects of climate change by reducing vulnerability to flooding, promoting development that minimises natural resource and energy use, reduces pollution and incorporates sustainable construction practices, including water efficiency measures.**

Strategic Development Requirements

- 2.6 The starting point for the approach is the National Planning Policy Framework (NPPF) and the guidance contained within the national Planning Practice Guidance (PPG). At its core, the NPPF sets out that there is a presumption in favour of sustainable development.
- 2.7 Although paragraph 14 of the NPPF defines what this means in overall terms, there are a number of references throughout the NPPF and PPG, which taken together are relevant to how this ambition is achieved. These include social, economic and environmental factors; access to infrastructure and services (or the ability to suitably provide such provision); ensuring that development can be delivered and is viable and ensuring that development is phased in an appropriate way.
- 2.8 The role of this Local Plan is to provide a policy framework that reflects all of these factors – effectively setting out what sustainable development is within the context of the borough. This includes specifically planning to meet the objectively assessed housing needs of the borough with flexibility. These considerations have been applied as a series of layers and have been informed by the evidence base that supports the Plan.

Objectively Assessed Housing Need

- 2.9 The NPPF (2012) and the supporting PPG set out that local planning authorities are required to identify their own objectively assessed housing need (OAN). It stipulates that a Strategic Housing Market Assessment (SHMA) should be the primary vehicle by which to determine the OAN figure.
- 2.10 In 2014, the Council commissioned consultants who prepared an NPPF compliant SHMA. This work was updated in 2015 and more recently in 2017 to take account of new and more up to date demographic projection data – an approach that is consistent with PPG.
- 2.11 The SHMA identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period to meet household and population projections, taking into account migration and demographic changes and addressing the need for all types of housing, including affordable housing. It identifies that:
 - Ashford has a relatively contained housing market area that largely reflects the borough boundary,
 - a total of 14,934 dwellings are needed between 2011-2030 to cater for the 2014 sub-national population projections,
 - around 45% - 50% should be affordable housing.

Market Signals

- 2.12 The National Planning Practice Guidance sets out that upward adjustments should be made to housing need figures where affordability is an issue – as is the case in Ashford.
- 2.13 There is no nationally identified standard as to what this uplift figure should be. Lower quartile affordability ratios have recently increased in the Borough and the Council is also conscious of the need to plan for the continuing net out-migration from London to the Borough based on the excellent connectivity by road and rail to Ashford. As a consequence, the OAN includes a market signals uplift of 13% above the demographic projection data. This equates to an OAN of 16,872 dwellings between 2011 and 2030, equating to 888 dwellings per annum.

Economic Considerations

- 2.14 Another key consideration in the formation of the OAN is the relationship between housing and job creation. In 2012, the Council commissioned economic forecasting work to establish the likely growth in job numbers over the Plan period and the sectors most likely to experience expansion of employment opportunities in the local area. The forecasting reflected both macro-economic factors and more localised issues. It identified four potential economic scenarios for the borough, ranging from a ‘downside risks’ scenario at the lower end to an ‘enhanced performance’ scenario at the top end.
- 2.15 The initial assessment that a ‘downside risks’ scenario was most likely (reflecting a reduced rate of job growth in the borough over the Plan period) has since been reassessed by the Council based on the national economic recovery towards modest but sustained economic growth. As a consequence, a job creation rate based on a ‘baseline’ trajectory (i.e. a continuation of job creation in the borough at rates that are largely pre-recession) was considered to be the most robust and realistic scenario. The 2017 SHMA OAN figure reflects a housing target beyond that needed to fulfil this economic ambition.

Finalising a Housing Target for the Local Plan

- 2.16 The NPPF and supporting PPG establishes that a range of factors need to be taken into account to determine the eventual housing target for the area, to be identified through a Local Plan. The text below explains how the housing target for this Local Plan has been established.

Duty to Co-operate

- 2.17 As mentioned elsewhere, the Council has fully engaged neighbouring Districts in the preparation of this Plan, recognising the proposed housing development strategies in the emerging Local Plans in those districts. In particular, the Plans in Canterbury and Maidstone Districts, where there are very minor geographical housing market overlaps with Ashford Borough, meet, at least, their respective OAN housing requirements. At the time of publishing this Local Plan, no other District has an outstanding request to this Council to assist meeting any unmet housing need in their area. Therefore, there is no need for the housing target in this Plan to be adjusted to reflect an unmet housing need from either within the Housing Market Area or beyond.

Viability and Deliverability

- 2.18 Although viability and deliverability are linked to aspects of social, environmental, economic and other relevant considerations (such as infrastructure provision), the NPPF makes it very clear that these are significant considerations in their own right. This includes a reasonable assessment of market conditions – both at a macro-scale and of the local housing market, including land and sales values in different parts of the borough and for varying forms of residential development, plus analysis of how different types of sites may be able to come forward for development.
- 2.19 The policies and strategic site allocations within this Local Plan have been assessed within the context of whole plan viability to ensure that they do not place an undue burden on developers and therefore can realistically be delivered. Flexibility is also applied within the policy framework through a policy approach which gives schemes the optimum opportunity to still come forward where viability can be independently verified as a constraint to development occurring.
- 2.20 In reaching an appropriate housing target for the Plan, the viability evidence supporting the Plan is clear that seeking to meet the proportion of the OAN figure that the SHMA indicates is ‘affordable housing need’ would not be viable as a policy requirement and would render residential development in the borough undeliverable.

2.21 In order to fully meet the affordable housing requirements identified in the SHMA through site allocations would necessitate an increase in the housing target of over 6,000 dwellings. In turn, this would require housing delivery hugely in excess of any annual level of housing completions the market has ever achieved in the borough. This is not a realistic or deliverable scenario, notwithstanding the significant environmental implications of this scale of growth over such a relatively short period of time.

Constraints and Context

2.22 The PPG sets out that an understanding of the strategic constraints and context of an area (see Appendix 9 ‘the District Diagram’ and the ‘Ashford Urban Area’ diagram) is relevant to the setting of an individual LPA’s housing target in a Local Plan.

2.23 Ashford’s previous role as a regional Growth Area in the now revoked South East Plan was predicated on extensive improvement of the town’s infrastructure, most notably in strategic highway capacity. Key infrastructure has been delivered in recent times (e.g. the upgrade to M20 junction 9 and Drovers roundabout). However, there remain critical constraints to strategic growth in the short term at both M20 Junction 10 and along the A28 corridor to the west of the town that directly impacts upon the scale of development that can be safely accommodated on the strategic highway network.

2.24 There are clear proposals to bring forward schemes to alleviate these constraints (see Chapter 8 – Transport) but the ability to bring forward some developments in Ashford in the short term is affected. Therefore, in the short to medium term, there are limitations to the scale and rate of development that can be delivered in and around Ashford – the Borough’s principal town and most sustainable location. This clearly influences the Council’s strategy for development in this Plan in terms of the phasing of housing delivery – this is covered in more detail below.

2.25 Crucially, these constraints do not mean that the overall housing target established for this Local Plan cannot be met over the Plan period, merely that there is a need to properly phase development over the early years of the Plan (see section below).

2.26 In environmental terms, the Borough enjoys a wide range of environmental ‘assets’ that contribute greatly to its overall character and attractiveness. Two Areas of Outstanding Natural Beauty are complemented by large areas of unspoilt countryside which, although without a formal landscape designation, are rightly valued in their own right. Watercourses across the Borough provide examples of rich areas for biodiversity whilst also providing natural areas for flooding along their lengths.

2.27 Natural environmental assets are complemented by the quality of the built environment with a number of attractive settlements, hamlets and farmsteads contributing to the overall character of the area. In addition, 43 Conservation Areas, over 3,000 Listed Buildings and numerous other heritage assets help to create the Borough’s rich character.

2.28 All of these environmental factors have been taken into account when determining the housing target and strategy for growth in this Local Plan

Identifying a Housing Buffer

- 2.29 In preparing this Local Plan, the Council has liaised with landowners, developers and house-builders on a number of key sites within the Borough to ascertain their intentions on likely housing delivery rates on those sites. This is reflected in the Housing Trajectory (Appendix 5) which supports this Local Plan.
- 2.30 However, these intentions relate to current market conditions and these can fluctuate over the plan period. Given this, the Local Plan identifies a supply of housing land that is additional to that needed to deliver the housing target set out below. Identifying a buffer provides choice and competition for the market across the whole plan period, whilst remaining within the wider umbrella of sustainable development as a whole.
- 2.31 The housing buffer helps to provide greater certainty that the overall housing target can be delivered. It does not relate to meeting any wider unmet need, nor should it be considered part of the Council's OAN figure. It sits outside of this figure and as such should not be used as the figure on which to base any future 5 year housing land supply calculations.

Housing Windfalls

- 2.32 Paragraph 48 of the NPPF allows unidentified windfall sites to be taken into account based on the Strategic Housing and Employment Land Availability Assessment (SHELAA), historic windfall delivery rates and future expected trends.
- 2.33 With regards to the SHELAA, over 700 sites were assessed following a 'call for sites' exercise in 2014, with over 200 sites progressing to the final stage of assessment.
- 2.34 Completions data over the last 10 years show a strong and consistent rate of windfall housing delivery with an average of 167 dwellings completed each year. It is highly likely that this consistent rate of delivery will continue and indeed may well be exceeded. There are a number of reasons for this:
- the various extensions to permitted development rights via the prior approval process to allow conversions on various property types to residential use;
 - the NPPF's presumption in favour of sustainable development; and,
 - the Local Plan's proposed windfall development policy which is more permissive than the equivalent policy in previous Local Plans.
- 2.35 Based on these factors it is assumed that an additional 1000 units will be delivered from unidentified windfall sites between 2022 and 2030, at an annual rate of 125 dwellings per year, well below the historic trends for windfall completions. This is in addition to the 996 dwellings on windfall sites that currently have planning permission at 1st April 2018, of which only 75% of those not yet commenced are counted against meeting the overall Plan's target.
- 2.36 Within the context of the issues discussed above, the Sustainability Appraisal of the Plan has tested different levels of housing growth to assist in the determination of a housing target. This evidence shows that the full housing need of the Borough can be met through a housing target (plus a reasonable buffer) figure that is at an overall level that can still be considered sustainable within the context of social, environmental and economic factors.

The Housing Target

- 2.37 Based on the factors above, an overall Housing Target for the Borough reflecting the OAN of 16,872 dwellings to be delivered between 2011 and 2030 has been established. Factoring in completions since 2011, this figure is reduced to 13,118 between 2018 and 2030. The overall breakdown of this figure can be viewed under Table 1 below.

Table 1 – The Overall Housing Profile

Objectively Assessed Need	16,872
Delivered since 2011	3,754
Residual Requirement (2018-2030)	13,118
Extant commitments (previously allocated sites with permission)	3,064
Extant windfalls*	875
Chilmington Green	2,500
Future Unidentified Windfalls	1,000
Local Plan Allocations	5,889
Neighbourhood Plan Areas	216
TOTAL	13,544
Contingency buffer	426

**Those not started have been reduced by 25% to account for potential non-delivery with the exception of Tilden Gill, Tenterden*

Distribution of Housing Development

Distribution of Housing Development

- 2.38 Historically, larger scale residential development in the Borough has been targeted towards the town of Ashford. All recent iterations of previous Local Plans, County Structure Plans and the South East Regional Plan gave clear and distinctive spatial guidance that focused growth towards Ashford and its immediate surroundings whilst applying a policy of limited growth to Tenterden and the main villages in the borough.
- 2.39 In some instances, such as the Core Strategy 2008, there have been separate and distinctive housing growth targets for Ashford and the 'rest of borough' respectively. This recognised both Ashford town's role as an economic hub in the wider south east region and the Borough, as well as the need to protect the more sensitive nature of the rural area.
- 2.40 The abolition of regional planning and the introduction of the NPPF and PPG changes the higher level context fundamentally. There is no longer a higher level plan that pre-determines the amount of development each part of the Borough should deliver. However, it is clear that, in principle, the strategic spatial objectives of the previous approach are sound in planning terms and represent a policy approach that clearly resonates with the NPPF and its desire to deliver sustainable development.
- 2.41 Various growth model scenarios have been tested through the sustainability appraisal. This evidence shows that:-
- an appropriate balance of housing distribution is needed. Focusing most development towards Ashford and its periphery with proportionate development elsewhere

provides the maximum benefits in terms of the social, environmental and economic factors;

- moving away from the broad distribution strategy identified below can quickly lead to unsustainable development, imbalanced communities and harm to the environment;
- the countryside is not a sustainable location for large scale development, unless certain exceptional criteria or circumstances apply which make it so within the context of the NPPF (e.g. garden cities or villages).

2.42 With the above in mind – and taking into account a number of the considerations listed in the section above relating to overall housing numbers - the following distribution of housing development is proposed.

Development at Ashford

2.43 As the borough's principal settlement, Ashford represents the most sustainable location within the borough and therefore where most development should be located. Ashford is home to about half of the borough's population and where a large proportion of local jobs are located and plans for future economic growth concentrated. There are a wide and full range of local services available within the town centre and the various neighbourhoods that make up the wider urban area and the town caters for its own residents' needs and those living in a wider rural hinterland. The town has expanded very significantly in recent years and plays an important role in the sub-regional economy of East Kent.

2.44 Ashford has always been a well-connected town in Kent with rail connections in 5 directions, but since 2009 its prime location on the HS1 rail link to London St. Pancras has resulted in a step-change in reducing journey times to the capital via the major new growth locations at Ebbsfleet and Stratford. The town straddles the M20 motorway with two junctions providing quick access to the national motorway network and London or to the coastal towns, and also to the Continent via Dover and the Channel Tunnel. The Eurostar rail service provides direct international rail connections from Ashford International Station to Paris, Brussels and other continental destinations. Connectivity within the town via the regular bus services and extensive pedestrian and cycleway network is also a major attribute for new development to benefit from and contribute towards.

2.45 Aside from a limited number of development opportunities in the Town Centre (Policy SP5 of this Plan), the existing urban area of Ashford provides relatively few opportunities for development on a significant scale. The major available brownfield sites in the Town Centre have been identified for redevelopment in the existing development plans, and many have planning permission or are under construction. Existing green open spaces within the urban area play important recreational and environmental roles in those neighbourhoods and so would not be suitable for allocation unless there were exceptional and specific local circumstances. Therefore, the existing urban area cannot play a major role (Town Centre apart) in accommodating new development outside those existing sites and allocations which may be brought forward.

2.46 The principal opportunities for new growth lie on the edge of the existing built up area of Ashford through carefully managed and planned growth. Here, although a number of well established environmental constraints exist in the form of the Kent Downs AONB and the

floodplains of the Great and East Stour rivers, there are locations adjoining the town that could accommodate new development without undermining the wider environmental objectives of this Plan.

- 2.47 As such, a realistic scale of development on the periphery of Ashford has been identified through the allocation of a number of sites which have the ability to be well integrated with the existing town and / or committed schemes. This approach has been influenced by a number of important factors, including the implementation of the Chilmington Green development across the Plan period, the availability of additional motorway junction capacity that is due to be created by the construction of the proposed M20 Junction 10a and the need to ensure a consistent supply of available housing sites to cater for different elements of the market.
- 2.48 It is considered that a strategy that relied too heavily on a small number of very large sites, such as Chilmington Green, to achieve the borough's development targets would not be sufficiently flexible and instead a more balanced approach that seeks to distribute new development across more locations is preferred. This distribution also takes account of the presence of existing strategic infrastructure and services and the ability to deliver new facilities as part of new sites that can come forward in the short to medium term. Similarly, a strategy that focuses on a larger number of small sites around Ashford would fail to deliver the critical mass and a comprehensive approach to master planning and the delivery of services that larger sites can achieve.

Development at Tenterden

- 2.49 Although only about one-tenth the size of Ashford, Tenterden is the second largest settlement in the borough and its only other town. It plays a main rural service centre role for much of the south-western part of the borough. It is an attractive, historic town which is relatively well served by shops and services and is an important tourist destination which contributes greatly to the rural economy of the borough.
- 2.50 Development at Tenterden is constrained by the High Weald AONB which surrounds it on three sides, and a high quality, well-preserved Conservation Area in its heart that gives Tenterden its distinctive character. Traditionally, Tenterden has been the focus of relatively small-scale 'organic' growth which has been usually more on a village-type scale than the scale of allocations at Ashford. However, the Core Strategy identified increased levels of development for Tenterden and the Tenterden & Rural Sites DPD allocated a significant development area to the south of the town centre (TENT1) for which the first phase is under construction.
- 2.51 The high quality of Tenterden's landscape setting and its intrinsic historic character are factors that suggest that new development in the town should be limited, phased and very carefully planned. Therefore, no more major new development is planned in Tenterden itself, apart from the completion of the master planned southern extension to the town and the permitted extension to housing at Tilden Gill Road on the Shrubcote estate. Combined, these can fulfil the town's development needs over the Plan period without adversely affecting the character of the town.

Development at Villages

- 2.52 The Borough is home to a wide range of smaller rural settlements which play a key part in establishing its overall character. Many lie in attractive and /or designated landscape settings

and contain areas of historic value. Some fulfil a local service centre role and have a range of key local facilities such as a primary school or a post office/shop that helps to meet everyday needs.

- 2.53 The government's policy for development in rural settlements has changed since the advent of the NPPF and its supporting Planning Practice Guidance. Now, the ability of new development in one village to support services in a nearby village could be considered sustainable.
- 2.54 In line with this approach, the Local Plan proposes an allocation strategy that has been assessed against a broad range of issues, promoting suitable sites that can provide a range of housing opportunities across the Borough. This approach gives considerable weight to more 'local' factors and takes account of recent rates of development in different villages whilst encouraging the small-scale evolution of some smaller settlements which might otherwise stagnate. Overall, the strategy seeks to direct a greater scale of new development towards the most sustainable villages where services are more extensive and well established and public transport connectivity is greatest, consistent with the thrust of the NPPF, whilst accepting that smaller scale development can potentially be accommodated in smaller villages subject to local factors.
- 2.55 In making Local Plan development allocations, the Council is also cognisant of several emerging Neighbourhood Plans being promoted by Parish Councils. The Council has worked closely with these parishes to ensure that their plans are consistent with the proposed strategy for development set out in this Local Plan and has encouraged them to include an appropriate scale of local development allocations in their respective Plans. The current scale of these allocations is included in the Housing Trajectory at Appendix 5.

Development in the Wider Countryside

- 2.56 One of the NPPF's core planning principles is to recognise the intrinsic character and beauty of the countryside, although it is clear that this should not be interpreted as applying a blanket restriction on new development.
- 2.57 Isolated new homes should be resisted, unless proposals meet the particular exception tests set out in the NPPF, but there may be scope for the potential re-use of suitable brownfield sites and there is a need to consider potential economic or tourist related development that will benefit the wider rural economy of the borough. In fact, the attractiveness of the borough's countryside is an important aspect of the economic potential of the borough, especially of the rural economy, and a significant income generator for the Borough as well as providing a fundamental part of the character that makes Ashford a pleasant place to live and work.
- 2.58 Therefore, except for a handful of very minor site allocations dealing with traveller accommodation and the desire to deliver some 'exclusive' homes within the borough, the Council does not propose to allocate residential development sites in the wider countryside away from existing villages as such locations will usually be more environmentally sensitive and less sustainable in respect of access to services and reasonable road or rail access. Instead, development in the countryside should be controlled through appropriate topic-related policies which are set out elsewhere in this Plan.
- 2.59 There are two Areas of Outstanding Natural Beauty (AONBs) in the Borough – the Kent Downs and High Weald. These are statutory designations of national importance where the conservation of the natural beauty of the landscape and countryside is the primary objective. The Council has a statutory duty to protect the character of the AONBs and major developments

will not be permitted in AONBs unless there are exceptional circumstances where a need is proven, no other sites or alternative provision are available and any detrimental impact on the landscape and environment can be moderated. Also, development located outside an AONB but which would have a significant adverse effect on the setting of the AONB will also be resisted.

Phasing and Delivery

- 2.60 The final strand relating to the promotion of sustainable development within the borough is its phasing and delivery.
- 2.61 The NPPF is clear in its desire to ‘significantly boost’ housing supply, within the context of meeting Objectively Assessed Housing needs, alongside setting out a requirement for authorities to maintain at least a 5 year housing land supply
- 2.62 The NPPF is clear in its overall desire to deliver development that is sustainable and sets out that the economic, social and environmental planning roles need to work together in order to achieve this ambition. The Planning and Compulsory Purchase Act 2004 (section 39 (2)) also states that Local Plans must be drawn up with the objective of contributing to the achievement of sustainable development.
- 2.63 The phasing and delivery strategy for this Local Plan is explored below and has been informed by various layers of evidence. It should be read in conjunction with the distribution strategy above and the housing trajectory that supports this Plan (see Appendix 5).

The Borough’s Profile

- 2.64 Ashford Borough contains two distinct areas that exhibit clear and differing characteristics in planning terms. Ashford is clearly the most sustainable location within the borough and therefore the most suitable location at which to deliver the majority of new housing growth. In comparison, the borough’s rural area is much more sensitive and too much housing growth would quickly lead to an unsustainable model of housing development overall.
- 2.65 These characteristics are clearly evidenced in the accompanying Sustainability Appraisal to this Plan and are reflected in the Plan’s distribution strategy which identifies new housing land allocations to deliver around 4,872 dwellings in and around Ashford and 1,017 dwellings in the rural parts of the borough. In addition, Neighbourhood Plan areas propose rural allocations of 216.
- 2.66 Any significant divergence from this broad approach, i.e. transferring major housing growth from Ashford to the rural parts of the borough should be avoided. Doing so would result to an unsustainable model of development by:
- being poorly served by sustainable modes of transport, leading to significantly more trips being made by private car,
 - not making best use of infrastructure that has been delivered or is about to be delivered at Ashford, including HS1 and strategic road improvements,
 - being more removed from the local jobs market which is focused at Ashford,
 - being located near to services and facilities that may only meet local needs, as opposed

to the range of key services and facilities at Ashford,

- running contrary to the roles and character of different areas by shifting the focus away from where growth and change has previously been planned – and where substantial infrastructure investment has been targeted - to providing a step change of housing levels in the rural areas which have incrementally and organically grown steadily over time,
 - damaging the intrinsic beauty and character of the countryside,
 - damaging the nature and character of the rural settlements with a scale and pace of housing that is not proportionate,
 - undermining the sound planning aspirations for Ashford and the benefits to be delivered through increased housing growth in a way that provides sufficient critical mass to deliver new strategic facilities for the town, including two strategic parks and the wider services and facilities present which benefit the wider borough.

The Urban Housing Market

- 2.67 Accepting that Ashford and its periphery is the most sustainable location on which to target significant levels of housing growth in the borough, the realistic ability of the market to deliver this growth must be considered.
- 2.68 Recently, housing completion rates in and around Ashford have not come forward as originally envisaged, despite full and up to date Local Plan coverage over many years. This is mainly due to the wider macro-economic downturn that affected the general housing market from 2008 and restrictions on the capacity of the strategic road network, in particular until Junction 10a is in place. Other factors, including site-specific issues, viability concerns and market confidence in the town centre due to lower land values were also relevant.
- 2.69 However, many of these issues have, or are now being, overcome. Market confidence is returning and many key brownfield sites in the town centre have planning permission and some are under construction. Others are in advanced discussions with the council. Also, the major urban extension at Chilmington Green is now under construction.
- 2.70 It is clear that the recent constraining factors to housing delivery at Ashford are beginning to subside. However, it is accepted that housing completion rates may not increase rapidly as it will take time for the market to continue to improve. A number of key sites are also still constrained until such time as junction 10a is in place (due to be opened to traffic in Autumn 2019).
- 2.71 The phasing strategy in this Local Plan is cognisant of this position in that it predicts housing delivery rates in and around Ashford to steadily increase over the next few years following the completion of Junction 10a and the emergence of flatted schemes in the town centre as investor confidence grows. This is considered to be a realistic and deliverable scenario and is consistent with developer's and house-builder's known assumptions and intentions.
- 2.72 Basing a strategy on an immediate major step change in the delivery of housing in the early years of the plan, far in excess of what has been delivered, on average, annually in the past, would be inappropriate and unrealistic. There is little doubt that the urban area will be able to achieve the increase in housing numbers that is required, but it will take time to fulfil this ambition and therefore needs to be given every opportunity to succeed.

The Rural Housing Market

- 2.73 The rural housing market in the borough has been and continues to be strong. Market evidence points strongly towards a healthy demand for new residential development in the rural parts of the Borough as supported by market viability evidence that underpins this Plan. The 2008 housing delivery target for the rural area, as set out in the Core Strategy, has been delivered, in effect, some 5 years early.
- 2.74 The phasing strategy in this Local Plan recognises this position in that it reasonably assumes the majority of rural housing allocations will be delivered in the early years of the Plan, mostly within the first 5 years. There are no significant infrastructure constraints to restrict these new dwellings from coming forward and none are of such a scale that individually - or cumulatively – would warrant a settlement specific phasing approach to mitigate their impact.
- 2.75 Frontloading a number of rural housing allocations in this way also helps ensure that the annualised housing supply numbers for the wider borough in the early years of the Plan are maintained at a reasonable level prior to the resolution of the market and infrastructure constraints on delivery in the short term at Ashford.

Rectifying the Housing Shortfall Since 2011

- 2.76 As of April 2018, the borough has a housing delivery shortfall of around 2,462 dwellings which demonstrates that, except for 2015/16, housing completion rates in the borough have not kept pace with the annual requirement for new housing indicated by the OAN.
- 2.77 However, the Local Plan provides the opportunity to address this position and determine a robust and sustainable approach to rectify this shortfall - one which reflects local circumstances and character.
- 2.78 As referred to above, it is questionable how realistic it is to rely on the Ashford urban housing market to achieve a short term step change in housing delivery needed to meet the housing shortfall in the early years of the Plan. It is also doubtful that the industry will be able to deliver such an increase in housing completions in such a short space of time. This would require securing a local workforce, building materials and immediate financing arrangements at a time when the local market is still recovering and remains in competition with other areas in the south east.
- 2.79 The only alternative option therefore would be to require the rural area to rectify the housing shortfall, entirely on its own. Such an approach would lead to much more new housing in the rural area, significantly more than has been planned through this Local Plan and evidenced as being sustainable through the sustainability appraisal.
- 2.80 Section 3.34 (the Borough's profile section above) of this Plan demonstrates why such an approach is not appropriate or sustainable. The SHELAA shows that there is very little scope to deliver new housing growth within the confines of rural settlements. Therefore, significant amounts – way above what is already being allocated – of greenfield land would need to be released in a way that would fundamentally harm the countryside and the attractive character of the rural area.

- 2.81 As the Plan identifies more land for residential development than is needed to meet the Plan's overall housing target, and adopts a pragmatic and realistic approach to housing delivery in Ashford, there is no justification for allocating significantly more land in less sustainable locations, which would seriously affect the Borough's character. The housing trajectory (Appendix 5) of this Plan indicates that major sites in Ashford are likely to come forward in the early part of the 2020s as strategic infrastructure constraints are resolved and the local housing market broadens in response to the connectivity of the town via HS1 and the M20. This should mean the current shortfall in delivery since 2011 has been fully rectified by the mid-2020s, well before the end of the Plan period without the need to resort to further unsustainable short-term releases of land in the Borough's villages and countryside. Consequently, and having regard to the need to complete Junction 10a before major developments can be occupied, the Plan is based on a strategy that would rectify the existing shortfall (at 1st April 2018) over the course of the next 7 years (i.e. 2018-25) at an average rate of 352 dwellings per annum and this should be reflected in the calculation of five-year housing land supply over this period.
- 2.82 This approach ensures the integrity of the Council's strategy for addressing the shortfall in a sustainable way can be properly maintained and that unrealistic annualised levels of housing completions are not required from the start of the Plan, merely as a means of meeting an existing shortfall that can be better and more sustainably phased and located elsewhere in the Borough over the Plan period.

Dealing with any Future Housing Shortfall

- 2.83 The scale of allocations proposed in this Plan should ensure that there will be no significant housing shortfall in the future. However, in the event of a housing shortfall being identified in the future, the following considerations will be applied.
- 2.84 Although this Local Plan does not propose separate policy based housing targets for different parts of the Borough, unlike in some previous plans, it is clear that there are very different policy priorities for Ashford and its periphery which focuses on managing and sustaining growth, in comparison to the rural area which focuses on managing small scale change in a way that protects the Borough's attractive rural character. This is reflected in the overall scale of new dwellings proposed for each planning area (see Policy SP2 below).
- 2.85 These respective priorities should be used as a guide by the developer and decision maker as to the way in which the Local Plan approach should be applied; namely that there should not be significant substitutions of housing numbers away from Ashford and its periphery to the rural parts of the borough.
- 2.86 It is not the case that each planning area should maintain its own five-year housing land supply, as this will continue to be calculated on a borough basis. However, if a Borough housing shortfall in supply occurs as a result of significant non-delivery within Ashford and its periphery, the variances in policy emphasis between the two planning areas will need to be weighed accordingly, alongside the need to improve housing land supply and meet housing needs.
- 2.87 Housing numbers across the borough will be monitored annually. If a significant housing shortfall against the Local Plan target becomes apparent, and housing trends suggest that this will not be a short term issue, the Council will seek to implement the review of the Local Plan earlier than expected (currently expected to be adopted in 2025) as a means of ensuring that a Plan-led solution can be delivered to rectify the situation.

Policy SP2 – The Strategic Approach to Housing Delivery

A total housing target of 13,118 net additional dwellings applies for the Borough between 2018 and 2030. In order to achieve this target, additional housing sites are proposed to provide choice and competition in the market up to 2030.

The housing target will be met through a combination of committed schemes, site allocations and suitable windfall proposals.

The majority of new housing development will be at Ashford and its periphery, as the most sustainable location within the Borough, based on its range of services and facilities, access to places of employment, access to public transport hubs and the variety of social and community infrastructure available. With this in mind, in addition to existing commitments, new land allocations to deliver 4,872 dwellings are proposed.

Development in the rural areas will be of a scale that is consistent with the relevant settlement's accessibility, infrastructure provision, level of services available, suitability of sites and environmental sensitivity. With this in mind, in addition to existing commitments, new land allocations to deliver 1,017 dwellings are proposed.

Windfall housing development will be permitted where it is consistent with the spatial strategy outlined above and is consistent with other policies of this Local Plan, in order to ensure that sustainable development is delivered.

For the purposes of calculating 5 year housing land supply, the shortfall in housing delivery between 2011 and 2018 shall be rectified over a 7 year period to 2025 at an average of 352 dwellings per annum. Over this period, this figure should be added to the annualised OAN requirement to provide an annual housing target of 1240 dwellings plus any relevant buffer. From 2025 onwards, the housing requirement should then reflect the annualised OAN requirement plus any relevant buffer.

Design Quality

- 2.166 Delivering development that is of high design quality and is sustainable is a key Council priority. The National Planning Policy Framework is unequivocal in the ‘great importance’ the Government attaches to design as ‘*a key aspect of sustainable development....indivisible from good planning*’ (para 56 NPPF).
- 2.167 The need for good design applies in all areas of the borough, whether in a sensitive village or countryside setting; on the periphery of Ashford or within the town area. Given the scale of development that needs to be planned for in the borough – especially in and around Ashford town - it is crucial that high quality design and place-making sits at the top of the Council’s agenda. To be successful it is critical that as strong a consensus as possible is built with local

communities affected by development. For over a decade the Council has worked in this way and has received national awards reflecting the best practice it has set.

The Design Process

- 2.168 Design issues start to emerge even before the draft Local Plan stage when potential site allocations are discussed with local people and site promoters before becoming site policies in the Plan. To build community involvement from the outset and work with local people to drive design quality the Council may use a variety of tools – such as public exhibitions/ surgeries and collaborative design workshops. The actual combination of tools used will depend on the scale and nature of the site in question. The package of supporting guidance includes national design guidance such as ‘The Manual for Streets’; the Urban Design Compendium and Sport England’s ‘Active Design’; local design guidance, including adopted neighbourhood plans, the Kent Design Guide, development briefs and Supplementary Planning Documents and, in the rural areas, Village Design Statements.
- 2.169 The ‘Building for Life’ toolkit is a useful tool for the Council and local people to use to explore design options and then to help assess housing proposals. As the most strategic Local Plan site allocations come forward, the Council will set up design workshops, funded by the developer, to bring representatives of the local community to work together with developers, their designers and service providers. This is established best-practice in line with NPPF advice (para 66). These workshops help to build a masterplan based on key principles of place-making and are a well-established part of the planning process in the Borough that helps to provide a clear basis for planning applications. By building a consensus with the community and other stakeholders they create greater certainty for investors with the cost savings that implies.
- 2.170 There is a long established and independent Ashford Design Panel that the Council uses to test emerging proposals and to allow those promoting development to explain their design approach. The expert second opinion the Panel provides is invaluable and the conclusions it reaches are used to help inform officers’ assessments of proposals and the Planning Committee in making decisions. Larger developments, or those of smaller scale but on a prominent site, are referred to the Panel at the applicants’ expense. This happens relatively early in the design process to help shape good quality proposals and avoid wasting time and money on poorly designed schemes. This reflects the advice in the NPPF (para 62) that local authorities should have such arrangements in place.
- 2.171 Design and access statements are required with most types of planning application. They should demonstrate how the Council’s key design principles, set out below, and those in Neighbourhood Plans have been taken into account and reflected in project design. The findings of any public involvement in exhibitions or design workshops should be summarised with an explanation showing where they have influenced the design.

- 2.172 If good design is undermined during the construction process then any amount of good design on paper can be undone. Large construction projects are complex with many players – sub-contractors, service providers, etc – and it is not surprising that genuine mistakes can happen. Sometimes the problems are compounded by poor workmanship; the use of the wrong materials; or not following the agreed plans.
- 2.173 Creating great places demands an attention to detail and care in construction. The Council has had too many examples of poor delivery on site which lets down residents and undermines the quality of place aspired to in Ashford. As a result a ‘Quality Monitoring Initiative’ has been set up which involves specialist officers working with site managers to regularly check that schemes are being delivered correctly. Spotting any issues early will reduce the risk of repetitive mistakes being made and the costs of putting things right. Developers are encouraged to work with the Council in this way to the mutual benefit of all parties.

Key Design Qualities

- 2.174 **Character, Distinctiveness and Sense of Place:** The Borough is made up of many different places, each with their own distinctive characteristics of development form, landscape and surrounding space, both historic and new. All development proposals need to reflect their local context, particularly where this has a special character or features of interest, whether built or natural.
- 2.175 Where the built environment is of decent quality, new proposals should be sensitive in terms of scale, height, layout and massing to the surrounding buildings. Where the surrounding development is fragmented or of poor quality, development proposals will be expected to help repair the urban fabric and generate distinctiveness, with good quality architecture and careful treatment of the space around the building. Public art has a key role to play in helping to add to local character and people’s enjoyment of places.
- 2.176 In areas of significant new development very careful attention needs to be given to creating new places with their own sense of character and place. Larger developments may need to be broken down into separate areas with their own character but within an overall masterplan linking the parts together. Part of this involves working with existing character, for example, retaining historic reference points to help create a sense of local identity and distinctiveness. Masterplans and development briefs which are prepared to support site policies have a key role to play in helping shape a sense of place and supporting planning applications, infrastructure planning and delivery.
- 2.177 More generally, where historic features exist - including listed buildings, conservation areas, ancient roads, green lanes and byways and sites of archaeological interest – these must be respected by new development and, where appropriate, carefully integrated with new development.
- 2.178 **Ease of Movement:** Places should be designed so that they are easy to use on foot but also successfully cater for cars and other vehicles. Major developments – whether in town centres or peripheral new housing areas – need a network of inter-connected routes that tie them into the surrounding area. This offers pedestrians and cyclists more choices of route and these people help to animate places. Likewise new housing areas based on linked routes perform better than extensive cul-de-sac systems.
- 2.179 Equally new developments need to be designed with the needs of vehicle users in mind and parking. Sufficient spaces are needed to avoid inappropriate parking and these need to be well designed so that they are used by residents. Often visitor parking is best accommodated on-street with the street designed to provide clear parking spaces but also having sufficient width to allow this without causing congestion.

- 2.180 **Legibility:** Places should have a clarity of form and layout that create identity and help people understand them. This can be achieved through street layout and variation in density in particular – the centre of places often being marked by an increase in the density and height. Other important tools include the placing of more interesting, ‘landmark’ buildings at the end of vistas and views, on corners and intersections or incorporating natural features like mature trees and ponds. Legibility (and sense of place) is undermined by unthinking repetition, blandness in design and a lack of reference to context.
- 2.181 **Mixed Use and Diversity:** All successful centres – whether in town, village or new housing area - rely on a mix of uses, activities and variety and choice of property types. In Ashford town, active uses on ground floor frontages of the main streets is needed and helps to bring life to the centre. In a similar way within new housing areas a grouping of local shops, live-work units and community facilities can help create a successful centre. Building-in flexibility is important – space reserved for future facilities and buildings designed to be capable of residential or shop/ office use on the ground floor are good examples.
- 2.182 **Public safety and crime:** Section 17 of the Crime and Disorder Act 1998 places a duty on councils to do all they reasonably can to reduce crime and disorder locally and improve people’s quality of life as a result. This can be achieved through appropriately designed development that should be based on a clear distinction between public and private spaces. New buildings and/or landscape should create continuity of form and enclosure to the street, and allow overlooking and natural surveillance of the street or open space. This clarity in design thinking will help create a safe environment by reducing the potential for anti-social behaviour and crime
- 2.183 **Quality of Public Spaces and their future management:** The quality of public spaces does much to define the overall quality of the place. It depends on a number of elements which need to be carefully taken into account at the design stage - accessibility, degree of enclosure, size, the quality of materials and street furniture, lighting, planting, orientation, public art, how well it is overlooked and the uses in and surrounding the space.
- 2.184 The pattern of public spaces and how well they are linked together is crucial in an urban setting but also in new developments. The functions of the space need to be understood and reflected in masterplanning and detailed design.
- 2.185 The quality of the public realm depends on how well it is maintained. Too often private management arrangements put in place by developers have not been robust and residents have suffered as a result. Properly funded, long-term management and maintenance arrangements are needed to make sure that the quality of place is protected in future. The basis for such arrangements will need to be clear when planning applications are made – the Council firmly believes that these schemes work best where there is a strong degree of resident involvement.
- 2.186 **Flexibility and Liveability:** Refurbishment, conversion and extension are usually more sustainable and energy efficient than demolition and new build. With an ageing population the adaptability of homes is more important than ever. New homes should be designed with sufficient space to provide a good quality of life for residents – both issues are now dealt with in the Building Regulations. The Council’s local guidance complements this national framework – for example, dealing with external space in gardens and balconies, and external storage (for bins etc).
- 2.187 Major new developments also need to have some adaptability built in, for example in new local centres, land may need to be reserved to help provide for future needs as they emerge; and the ground floor design and ceiling height of buildings at key locations can be designed to accommodate a range of future uses.

- 2.188 Communications infrastructure needs to be able to cope with today's demands and likely future demands in mind. The normal expectation will be that new development includes ducting and
- 2.189 Developments should be adaptable and designed to reduce vulnerability to the effects of climate change. This may involve a range of features – for example, on site sustainable drainage to help deal with intense rainfall events, and tree planting on the northern sides of streets and in public spaces to provide shade in summer and reduce 'heat island' effects. Practice will inevitably change and further guidance will be produced when needed.
- 2.190 **Richness in detail:** Attention to detail is an essential part of design quality. Visual richness requires quality in design, materials and workmanship. In larger buildings, the design of the facades will need to be broken down to ensure that they have a human scale, avoid the repetitive use of the same visual elements and are visually interesting. Details such as window design, recessed and projecting features, surface treatment and transition between materials need as much attention as any other aspect of design.
- 2.191 There is clearly a role for high quality traditional designs in an area with a strong historic character, but quality modern buildings will introduce variety and interest into the townscape. This presents a good opportunity to add examples of the architecture and styles of our own period into the landscape.
- 2.192 **Efficient use of natural resources:** Buildings and landscapes should be designed to make efficient use of natural resources during construction, operation and maintenance. This will contribute to climate change mitigation and adaptation, and reduce the ecological footprint of Ashford's growth. The Council will actively encourage the design of new buildings that minimise the need for energy and water consumption, use renewable energy sources, provide for sustainable drainage, support water re-use and incorporate facilities to enable recycling of waste and resources. Sunlight and energy efficiency should be considered as an integral part of the layout through passive solar design and natural ventilation systems. Developments should also consider whole-life performance and costs. Ashford Borough is a largely rural area and includes an area which is one of the least polluted by artificial light in south-east England. Protecting the rural parts of the borough – and particularly the Dark Sky area – will help to protect the character of the countryside and reduce wasted energy use (see Policy ENV4).

Policy SP6 - Promoting High Quality Design

Development proposals must be of high quality design and demonstrate a careful consideration of and a positive response to each of the following design criteria:

- a) Character, distinctiveness and sense of place**
- b) Ease of movement**
- c) Legibility**
- d) Mixed use and diversity**
- e) Public safety and crime**
- f) Quality of public spaces and their future management**
- g) Flexibility and liveability**
- h) Richness in detail**
- i) Efficient use of natural resources**

Development proposals should show how they have responded positively to the design policy and guidance, including national and local design guidance, relevant Neighbourhood Plans, Village Design Statements and site specific development briefs.

Developers are strongly encouraged to participate in the Council's 'Quality Monitoring Initiative' which works to make sure that the approach agreed to design quality when planning permission is given is delivered on site.

Pedestrians

- 8.60 The ease with which people can move in and around places is an important part of promoting non-car based travel and also supporting local shops and services. This can give a place a sense of vibrancy and establish its character. Delivering safe and accessible pedestrian routes within new developments and between new developments and existing facilities is also important for people's wellbeing and promoting healthy lifestyles.
- 8.61 More strategic pedestrian routes including the use of existing public rights of way should be retained where possible and the opportunities to deliver better linkages around Ashford and from the periphery to the town centre will be explored.
- 8.62 KCC's Rights of Way Improvement Plan, (currently entitled the Countryside and Coastal Access Improvement Plan) assesses the opportunities for pedestrian journeys in Kent provided by local public rights of way (PRoWs), noting the potential of these routes to stimulate journeys on foot as opposed to by the private car, and for leisure, promoting Active Travel. ABC supports this approach and any opportunities to enhance and regularise PRoWs and other pedestrian routes to encourage journeys by foot.

Policy TRA5 - Planning for Pedestrians

Development proposals shall demonstrate how safe and accessible pedestrian access and movement routes will be delivered and how they will connect to the wider movement network. Opportunities should be proactively taken to connect with and enhance Public Rights of Way whenever possible, encouraging journeys on foot.

Thursday 31st August 2017

543/A3/JJA

Planning Policy
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

By Email Only

Dear Sirs

Re: Ashford Local Plan – Main Changes – Public Consultation July 2017

I write with reference to the above. I act for Wates Developments Limited who have an interest in land at Appledore Road/ Woodchurch Road Tenterden (SHELAA ref TS3 and TS11).

Having reviewed the Ashford Local Plan – Main Changes – Public Consultation July 2017 (The ALPMC), and associated supporting documents; these representations seek to comment upon the main changes to the proposed housing strategy being promoted in the ALP, in particular the level of housing growth proposed by Main Change 4 and the associated changes to policy SP2 given the housing needs and demands of the area, the level of housing supply referred to in table 1, policy SP2 and the housing trajectory (Main Change 84), and the spatial strategy being promoted by policy SP2, especially in Tenterden;. In doing so these reps also comment upon Main Change 29 and the increased number of dwellings proposed on TENT1B, and the proposed new housing allocation in Tenterden (policy S60 – Main Change 103), together with Main Changes 50, 51, 52 and 71 the merits of policies HOU5, HOU6 and ENV 3a and 3b.

- 1 The level of housing growth proposed in Policy SP2 of the ALPMC
 - 1.1 Policy SP2 of the ALPMC sets the overall housing requirement at 16,120 dwellings over the plan period (2011- 2030) - an average of 848 dwellings per annum (dpa).
 - 1.2 The 2017 SHMA update explains that using the 2014-based Sub-National Population Projections (SNPP) the demographic-led housing need in Ashford is 786 dwellings per annum. This represents the demographic starting point for considering OAN, and is 68 dwellings per annum higher than the 2012-based SNPP. The 2017 SHMA goes on to suggest that whilst no further uplift is required to meet economic needs, affordability remains an issue in Ashford and that an affordability uplift of 5% (39dpa) is appropriate in Ashford. This results in an OAN of 825 dwellings per annum (786+39), and is 47 dwellings per annum higher than the OAN promoted in the Reg 19 ABLP of June 2016, and the associated 2015 SHMA, which was based upon the 2012 SNPP and encompassed uplifts to provide for potential employment growth and to help accommodate the effects of outward migration from London. Neither of which are advocated in the 2017 SHMA; albeit appendix A suggests that a 5% increase on the demographic starting point is required to address the needs of London.
 - 1.3 Given the level of growth proposed in policy SP2 as set out in the Main Changes, Wates have asked Lichfields to undertake a peer review of 2017 SHMA. Lichfields report accompanies these submissions and suggest that the 2017 SHMA has under estimated the scale of housing need in Ashford as:

*'a It does not take into account **additional growth from London**, which would increase the starting point from 786 to 828 dwellings per annum. This alone brings housing needs to a level above the current OAN of 825 dpa;*

*b It does **not test employment-led scenarios** based on higher job growth (as done so in the June 2015 SHMA). The forecasts underpinning the Ashford Update and the June 2015 SHMA are now some six years out-of-date being from 2011, and there is no more recent evidence to suggest that these forecasts remain suitable and robust figures for assessing future employment growth and housing need;*

*c It **significantly under-estimates affordable housing need** because it draws upon a zero net migration scenario produced in 2014 (using 2011-based projections). The Ashford Update purports to consider the implications of the 2014-based population projections, yet it does not re-assess affordable housing needs using them. Affordable housing needs also do not appear to have the 'important influence' on OAN as established in Kings Lynn; and*

*d It **limits the scale of uplift** (for market signals and affordable housing) to a level no higher than past trends in housing growth at 1.6%. This is **contrary to the NPPF** which requires local authorities to 'boost significantly the supply of housing', and there is evidence of areas with adopted housing targets in excess of this (up to 1.82%) with more likely to follow. There is no evidence to show that delivery in excess of 1.6% in Ashford is undeliverable, as asserted in the Ashford Update.'*

- 1.4 Having regard to the above the Lichfields review of the 2017 SHMA suggests that the true OAN is 910 dpa rather than the 825 dpa suggested in the ABLPMC. The comparison between the ABLPMC and Lichfields assessment as set out in table 4.1 of the Lichfields report is reproduced below for ease.

	Ashford Update	Alternative Assessment
The starting point	786 dpa DCLG 2014-based projections	786 dpa DCLG 2014-based Projections
Demographic-led needs	No uplift for headship rates London sensitivity – 828 dpa	786-828 dpa London sensitivity applied
Employment-led needs	No uplift required to support Baseline Economic Scenarios	Potential uplift required if Enhanced Performance Economic scenario adopted in Plan
Market signals	5% uplift based on comparison with past delivery rates 786 + 5% = 825 dpa (5-10% uplift tested)	10% uplift 786 + 10% = 865 dpa 828 + 10% = 911 dpa Alternatively 44% uplift on past delivery rate – 970 dpa
Affordable housing need	920 - 1,840 dpa	1,226 - 1,472 dpa
OAN	825 dpa	Circa. 910 dpa

- 1.5 Having regard to the findings of the Lichfields report we believe the level of housing growth proposed in Policy SP2 of the ALPMC has **not been justified** and the ALPMC is therefore **unsound**.
- 1.6 In the content of the above, Lichfield's commentary on the scale of the uplift adopted in the Ashford SHMA ¹ clearly demonstrate the limitations of some of the benchmarks put forward

¹ Paras 3.24 -3.28 refer

in the Ashford SHMA Update and used to justify the 5% uplift. Not only are some of the examples referred to in the Ashford SHMA relatively old, such that they do not necessarily reflect conclusions that might be reached in those areas today, but more recent Inspector's findings, in areas of similar or worse affordability pressures than Ashford, have advocated a 20% uplift, including Canterbury. I also note that Lichfield's suggest that *'Given Ashford's slightly better position in terms of affordability than Canterbury, a 15% uplift could be appropriate, giving a range of 904-952 dwellings per annum'* in Ashford.

- 1.7 Given the issue of the affordability gap, the fact not all the effects of outward migration from London have been met, and the potential imbalance between employment growth and housing growth, as well as the lack of any evidence on the DTC, we believe that in order to be seen to be **positively prepared, justified and effective** the ALPMC should be looking to promote an overall housing requirement of circa 17,290 dwellings over the plan period (910 dpa); 85 dpa more than proposed in the ALPMC.
- 1.8 In the context of the above we note that Section 3.6 of the 2016 SA looked at 4 options when considering 'The number of homes to be developed':
Alternative 2.1 - Meeting Objectively Assessed Need: 13,799 dwellings for the borough between 2011 and 30 (727dpa);
Alternative 2.2 - Meeting Objectively Assessed Need with some additional housing to help accommodate migration from London: 14,858 dwellings for the borough between 2011 and 30 (782dpa);
Alternative 2.3 - Meeting Objectively Assessed Need with an uplift to achieve planned job growth: 13,965 dwellings for the borough between 2011 and 30 (735dpa);
Alternative 2.4 - Meeting the housing need of the Enhanced Performance/ Productivity Employment Scenarios: 16,855 dwellings for the borough between 2011 and 30 (887dpa).
- 1.9 At para 3.6.31 the 2016 SA states:-
'For the reasons set out above the preferred alternative for the Local Plan is a housing provision of 14,680 dwellings over the Plan period (773 dpa) made up of 13,813 dwellings supporting objectively assessed need, 152 dwellings uplift to support employment and 715 dwellings uplift to help accommodate London migration'
- 1.10 The 2017 Addendum advises on page 13 that; *'The revised housing requirement closely matches the level of housing development already assessed under Alternative 2.4 in the SA and therefore a further appraisal is not required'*
- 1.11 This is in our opinion a somewhat odd approach to adopt as the 2016 SA had clearly found in favour of option 2.3 not option 2.4. The SA should therefore have been revisited in the light of the changed circumstances (namely the 2014 SNPP), and at the same time the merits of an option that addressed the needs of London in combination with the planned job growth or went further to try and bridge the affordability issues in the borough, or looked to address the unmet needs of adjacent boroughs (if necessary) should have been tested. In our opinion a reasonable alternative of circa 910dpa should have been tested. In this respect it is in our opinion unclear as to whether providing for anything over and above 773dpa as advocated in the 2016 SA is 'the tipping point' in sustainability terms between acceptability and unacceptability when weighing up whether the positive impacts on the social and economic objectives of the plan outweigh any negative impacts on the environmental objectives of the plan. Clearly ABC consider a higher figure of 825dpa to be acceptable now – which begs the question would an even higher number be equally as acceptable - if tested.
- 1.12 In the context of the above it has to be pointed out that ABC's capacity to accommodate 910 dpa is a different matter to its assessment of what is its OAHN. The SA should be identifying the need and then assessing whether the authority have the capacity to accommodate it

given the findings of the SHELAA etc. not determining the OAHN based upon their alleged capacity to accommodate it.

- 1.13 Having regard to the above we note that the 2017 SHELAA suggests that there are sites capable of accommodating some 27,317 dwellings (26,308 Assessed Sites (not allocated or permitted) and 1,009 Windfall Assumption (Future)) are not currently in the planning process and are suitable available and deliverable². It is therefore clear that the Borough Council could, given the findings of the SHELAA, look to accommodate more of their objectively assessed need on sites that have been identified as suitable if they so choose. The fact is ABC have decided against this without any clear rationale as to why they have adopted the approach they have, leads us to conclude that the plan **has not been positively prepared, has not been justified** and as such will not be **consistent with National Policy**, and is thus **unsound**.
- 2 Has the level of housing supply referred to in policy SP2 of the ALPMC been accurately calculated having regard to the deliverability of existing commitments?
- 2.1 Table 1 of the ALPMC indicates that the overall housing requirement for the Borough comprises:-
- 3,177 Completions since 2011
 - 2,870 Extant commitments (previously allocated sites)
 - 649 Extant windfall commitments
 - 2,500 Chilmington Green
 - 900 Future windfalls without planning permission; and
 - 7,110 Proposed allocations
- 2.2 Unfortunately none of the documentation produced in support of the ALPMC provides a detailed critique of the existing commitments – it is not in the SHELAA, the SA or the draft plan itself. It is thus unclear whether a detailed review of the commitments has been undertaken, and what appears in Table 1 and is referred to in policy SP2 and at appendix 5 of the ALPMC has been discounted to reflect what is truly deliverable. Whilst appendix 5 (MC84) suggests a 25% discount on extant permission (not yet started) to take account of assumed non delivery, the fact the figures for extant permissions in appendix 5 do not tally with those in table 1 leaves one somewhat puzzled as how any discount is recorded. In this respect a discount for the non-delivery of some of the large sites would not in our opinion be unreasonable; and could result in the need to allocate additional sites.
- 2.3 In addition there is no evidence in the supporting documents to justify the delivery rates anticipated at Chilmington Green, and set out in the trajectory at appendix 5 of the ALPMC (Main Change 84). Without a clear understanding of the number of developers involved in the delivery of this site it is impossible to say with certainty that this site will be delivering in excess of 200dpa year on year from 22/23 to 29/30. Similarly the delivery rate at the Former Power Gen site seems overly optimistic, and the start dates for some of the proposed new

² This is the sum of the figures set out in the housing capacity table on p3 of the 2017 SELAA – which does not in itself provide an overall total supply figure for the plan period.

allocations seems overly optimistic given said sites have not been the subject of independent examination yet, nor planning applications submitted. Without evidence to support the housing trajectory the ALPMC cannot be said to be **positively prepared, justified and effective** such that it will be **inconsistent with National Policy**, and thus **unsound**.

2.4 If, as we believe, delivery rates at Chilmington Green will be less than has been suggested in the trajectory at appendix 5 of the ALPMC; and if, as we also believe, there needs to be a contingency built into the commitments to address the issue of non-delivery, the true level of commitments is in our opinion likely to be significantly less than suggested. As a result, and as we also believe the OAHN to be some 85dpa greater than suggested by ABC, ABC need to identify additional strategic sites if they are to meet their housing requirement / provide for any flexibility as required by the NPPF. Failure to address this point will lead to a plan that **has not been positively prepared, has not been justified** and is **inconsistent with National Policy**, and thus **unsound**.

3 The spatial strategy being promoted by policy SP2 of the ALPMC

3.1 Policy SP2 of the ALPMC identifies the need to allocate land to provide for 7,110 new dwellings. The proposed allocations comprise 5,865³ new dwellings in Ashford and 1,245 new dwellings in the Rest of the Borough of which 100 are to be in Tenterden – an additional 50 on Tent 1B (policy S24) and 50 at Pope House Farm (policy S60) .

3.2 The 2016 SA explains that the spatial strategy is based upon '*Alternative 4.2 – Focus a large majority of development in and on the periphery of Ashford urban area supported by proportionate growth in Tenterden; the rural service centres and other villages*'. The 2017 SA advises on p14 that '*In identifying additional sites for housing development to meet the increased overall housing requirement for the borough it is desirable to do so in a way which ensures that the overall strategic distribution of development still sits within the parameters of Alternative 4.2.*'

3.3 As drafted policy SP2 of the ALPMC is in effect looking to locate 82.5% of the proposed allocations in/around Ashford and only 17.5% in the rest of the borough. Furthermore it is clear that as only 100 new dwellings are being allocated in Tenterden, the town will, despite its position in the settlement hierarchy (as the second main settlement in the borough), attract just 1.4% of the overall proposed housing allocations/ 8% of that proposed in the Rest of the Borough. This does not in our opinion suggest proportionate growth or a sustainable approach to meeting the housing needs of the borough.

3.4 Pages 9 and 10 of the Main Changes Part 1, in commenting upon development in Tenterden states:
*'Although only about **one-tenth** the size of Ashford, Tenterden is the **second largest settlement in the borough and its only other town**. It plays a **main rural service centre role** for much of the south-western part of the borough. It is an attractive, historic town which is **relatively well served by shops and services** and is an important tourist destination which contributes greatly to the rural economy of the borough.'*

3.5 Pages 9 and 10 of the Main Changes Part 1 go on to refer to the strategic scale development known as TENT 1A which has planning permission for 250 dwellings. TENT 1B is allocated in the Tenterden and the Tenterden & Rural Sites DPD for 175 dwellings, and outline permission was granted on appeal in April 2016 for 100 dwellings on land at Tilden Gill Road.

³ We note appendix 5 of the ALPMC (MC84) only provides for 5,194 dwellings in Ashford (existing allocations not started and new urban sites) and 1,273 in the rural area – so does not tally with the figures in policy SP2 of the ALPMC.

Cumulatively these amount to some 525 dwellings – which given the size of town and its associated facilities is not a lot. Furthermore all three form part of the current housing trajectory. As extant commitments/ as carried forward allocations.

- 3.6 As Tenterden's population is a 10th of Ashford's one would expect proportionate growth to mean that at least a 10th of the housing allocation proposed in Ashford should go to Tenterden. As such, if growth is to be proportionate, the plan should be looking to provide for circa 500 dwellings in Tenterden. As the Tenterden and Rural Sites DPD sought to address the housing needs for the period 2006 to 2021 it is in our opinion disingenuous to look to use the allocations in that plan to address the needs for the area in the new plan. Thus the allocation of TENT 1A cannot be counted toward the new ABLP 2030 requirement. Similarly the 100 dwellings allowed on appeal on land at Tilden Gill Road, should as they were permitted because of the lack of a 5 year housing Land supply, not be counted toward the new ABLP 2030 requirement. Thus in looking to provide for circa 500 dwellings in Tenterden the ABLP should in addition to the allocations at TENT 1B (175 (not the 225 suggested by ABC)) and Pope House Farm (50) also be looking to allocate 250 at Appledore Road/ Woodchurch Road Tenterden. The residual requirement on the current ABLP housing requirement would then be 765 dwellings in the other RSC's. This would call into question the need to release some of the sites identified now/ allow a level of flexibility in the supply which does not exist at present.
- 3.7 If as we believe the OAHN is 17,290 dwellings over the plan period (910 dpa) rather than 16,210 (825dpa), ABC will need to find sites for 1,080 dwellings (an extra 85dpa over the remaining plan period). Given the level of growth already proposed in and around Ashford and in the smaller villages, the allocation of 250 dwellings on land at Appledore Road/ Woodchurch Road Tenterden would seem eminently sensible as the site is situated adjacent to the second largest settlement in the borough and is highly sustainable, as well as being suitable, available and deliverable, a matter I will go on to consider in greater detail in section 4 of this letter.
- 3.8 In looking to accommodate more housing in Tenterden the ALP would not only help secure the economic wellbeing of the area, but also help address the issue of affordability in the area – which in many ways is more acute than in Ashford – hence the sliding scale of affordable provision envisaged in policy HOU1. Such a strategy would in our opinion remain within the ambit of the preferred approach (alternative 4.2) advocated in the 2016 SA and supported in the 2017 SA.

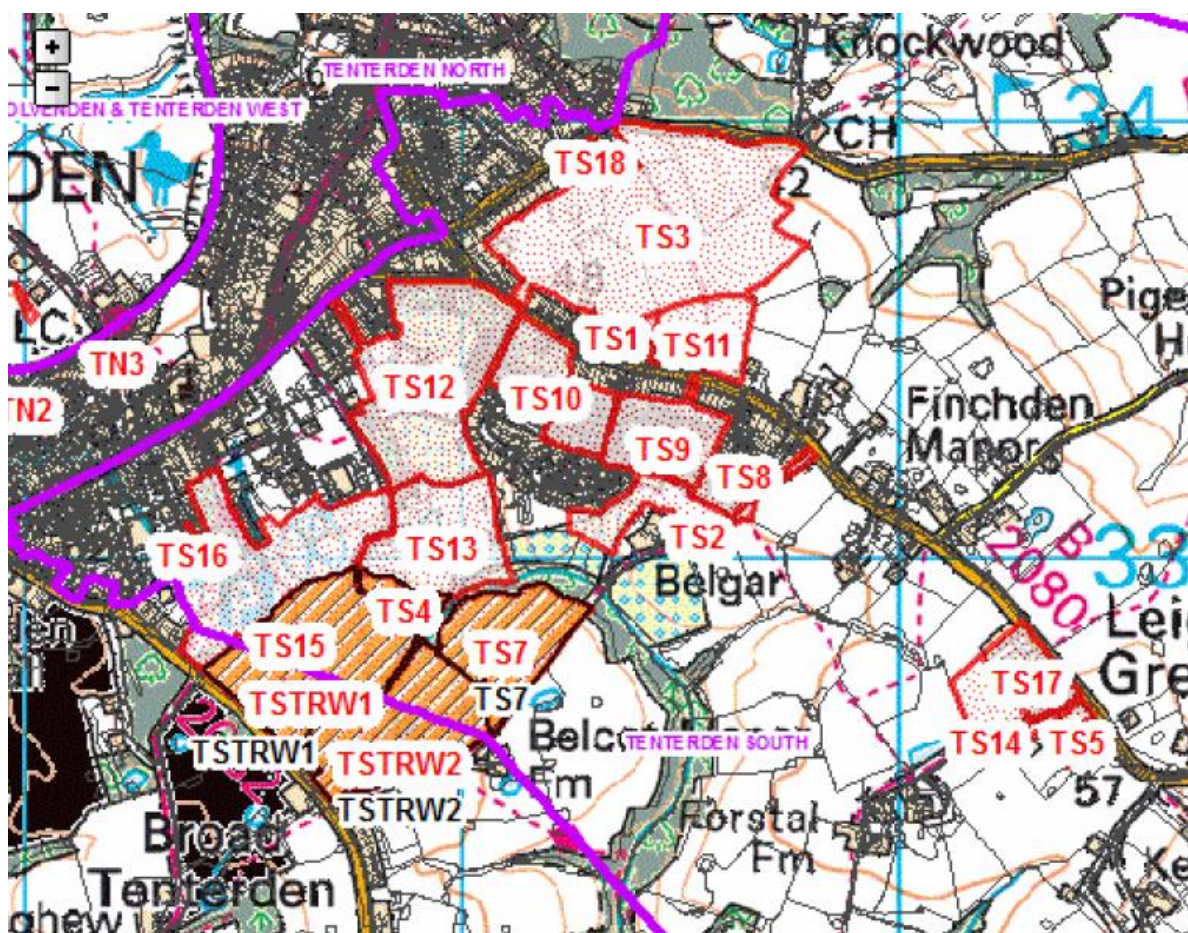
4 The proposed options for growth in Tenterden

- 4.1 The SHLAA demonstrates at appendix 1 that a number of sites have been promoted in and around Tenterden. Most however were filtered out at stage 1 as unavailable or too small to be suitable.
- 4.2 In considering the issue of alternative sites the 2016 SA critiqued 4 sites in Tenterden in appendix 3d and 4. These were:
- TSTRW1 - Phase B TENT1 - Appendix 3d of the SA gives this site a score of '0'
- TS7 - Land Adj to Belcot and Hopes Grove - Appendix 3d of the SA gives this site a score of '4'
- TS2 - Land at Belgar Farm. The Tilden Gill site. Appendix 4 of the SA gives this site a score of '0'

TS3 - Land at Appledore Road/ Woodchurch Road. Appendix 4 of the SA gives this site a score of '3'

- 4.3 As TSTRW1 - Phase B TENT1 has been taken forward as the formal allocation, and as TS2 - Land at Belgar Farm now has planning permission, the only 2 options assessed in the SA that could potential accommodate the additional requirements we have identified in Tenterden are TS7 - Land Adj to Belcot and Hopes Grove and TS3 - Land at Appledore Road/ Woodchurch Road. The former is, according to appendix 5 of the SHLAA circa 6ha in area and able to yield 120 dwellings. As is clear from the plans at appendix 9 of the 2016 SHELAA (reproduced below) the site is quite removed from the town centre and situated beyond the development proposed on TSTRW1. To this end it would not realistically be able to deliver until TENT 1B is built out. Furthermore we note that appendix 5 of the SHLAA in assessing this site states:

'Potentially major impact on the rural character of the area including the AONB but remains in for further assessment'



- 4.4 TS3 - Land at Appledore Road/ Woodchurch Road is said to be 11ha and has been promoted on the basis that it can yield circa 250 dwellings.⁴ As now promoted the site is 24.32 ha. We note that the reason the Appledore Road site was screened out at stage 2 of the SHELAA is, as set out on pages 38 and 39 of app 3 of the 2016 SHELAA:

'The site is relatively peripheral to the town centre. Development here could have a significant impact on the existing rural character of this part of Tenterden and the AONB. Access to the site is limited with potentially a major impact on the character of Appledore Road. However, a full assessment is required of these issues.'

⁴That originally promoted was in fact 20.94ha, and that added (and formally site TS11) is 3.38ha.

- 4.5 Appendix 5 of the 2017 SHELAA reiterates the findings of the 2016 SHELLA, and in addition suggests the sites achievability is unknown, which given the discussions I and my client have had with ABC these past 4 years is rather perplexing. In commenting upon the land at Popes House Farm (WC19) (which was not assessed for housing purpose in the former SHELAA) Appendix 5 of the 2017 SHELAA states: *'The site is located on the edge of the settlement confines and is a gap in the built frontage of the A28. It is available and achievable. However the site is on a main road and the access, impacts on the landscape and biodiversity issues need to be considered in more detail through a full appraisal.'* The SA addendum (July 2017) states on p25: *'This site is in close proximity to the main services and amenities in St. Michaels, in particular to bus routes, primary school and local shops, with excellent access to the primary settlement of Tenterden Town. The site is relatively open in a countryside setting but does adjoin the built form of development along Ashford Road and development would therefore form a natural extension to the settlement confines. Development of the site also presents an opportunity to enhance the setting of the listed building and associated buildings.'*
- 4.6 Whilst we would question the rational of this final point, we note that unlike the other new sites being promoted in the ALPMC no 'New site appraisal' was undertaken of the land at Pope House Farm in appendix 2 of the 2017 addendum SA. We also note that the only other sites, bar the Land at Appledore Road/ Woodchurch Road and Popes House Farm referred to in appendix 5 of the 2017 SHELLA in Tenterden as 'Housing Sites remaining for Land Supply' are:-
 SM8 Little Orchards, Ashford Road, St Michaels – 10 units – extant PP
 TS15 Tenterden Southern Extension Policy TENT1a– 250 units – extant PP
 TS19 Danemore, Beachy Path, Tenterden– 10 units – extant PP
 TS2 Land at Belgar Farm, Appledore Road - 100 units – extant PP
 TS20 Land North West of Smallhythe House, Longfield, Tenterden, Kent- 36 units – extant PP
 TSTRW1 Phase B of TENT1 allocation (TENT1b) land adjoining Smallhythe Road - Allocated in Tenterden & Rural Sites DPD
- 4.7 As is clear from the above the land at Appledore Road/ Woodchurch Road is the only site that has remained unallocated!
- 4.8 Having undertaken a comparison of the proposed allocations of TENT 1B and land at Pope House Farm against the land at Appledore Road/ Woodchurch Road, using the assessment criteria set out in the 2016 SA, it appears to us that the land at Appledore Road/ Woodchurch Road performs better than those sites that have been allocated. In addition it also appears that the scoring awarded to TS3 (Land at Appledore Road/ Woodchurch Road), on matters 1.3, 1.4, 2.3 and 7.2 in the 2016 SA was unnecessarily harsh when considered against that awarded to the other sites. Taking each point in turn:
 1.3 *Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?*
 The SA assessment of TS3 states:
 Yes. Site dotted with mature trees. TPOs along southern boundary and one in centre
 The site is therefore awards a score of -2.
 Site TS2 which also encompasses TPO trees only scores -1 though, and no consideration has been given as to how, through the design process the development of TS3 could look to protect and make a feature of these TPO trees.
 In our opinion the score for TS3 should be amended to -1.
- 1.4 *Would development of the site enable the creation of new habitat and/or components in the habitat network?*
 The SA assessment of TS3 states: 'No'.

The site is therefore awarded a score of 0.

Site TSTRW1 however scores 1 on the basis it is large enough to have the potential to design and create habitat networks as part of any proposals; and that such networks could offer an enhancement to the biodiversity in the area.

As TS3 is also a large site and thus capable of encompassing new/ enhanced habitat networks and thus enhancing the biodiversity of the area, it should in our opinion also score 1. Albeit the level enhancement shown on the proposed plans is such that we believe the site should in fact score 2.

2.3 *Would there be an identifiable and cumulative visual impact from the development?*

The SA assessment of TS3 states:

'The site, despite its size, is largely hidden from view by dint of built form at the west of the site. However there would be a substantial sprawl of development to the east, with views inevitable from Woodchurch Road in particular and from PROWS'.

The site is therefore awarded a score of -2.

Site TSTRW1 however scores -1 despite the fact that it too would have a visual impact, as the assessor considers there to be opportunities through the design process to enhance a number of key features of the town, such as views of the church. The same could be said of the development of the TS3 site such that it should in our opinion also score -1. Albeit, as set out on the attached assessment, we believe it should in fact score '0' as the impact of development here is less visually intrusive than that associated with any development on Tent 1B (TSTRW1) or land at Popes House Farm.

7.2 *Is the site located within close proximity of an equipped play area?*

The SA assessment of TS3 states:

'Yes – Tenterden recreation ground around 600m'

The site is therefore awarded a score of 0.

All the other sites are however awarded a score of 1. There is no justification provided as to why the TS3 site has been awarded a different score. It should in our opinion score the same as the other sites. In addition, if as now proposed the site includes TS11 (the Homewood School sports pitches), and provides for the replacement of the existing pitches as well as additional playing field provision including new changing rooms, car parking and ancillary facilities; the site should in our opinion score '2'.

4.9 Cumulatively these, and other changes set out in the attached appraisal would result in TS3/TS11 scoring +18 rather than the +3 awarded in the 2016 SA, and thus being by far the best scoring site in Tenterden, and thus in our opinion the most suitable housing allocation in Tenterden. As a result, having regard to our comments above we believe that in providing for a more proportionate level of housing growth in Tenterden the Borough Council should be looking to allocate both TSTRW1 and TS3. The former for 175 dwellings as per the Tenterden and Rural Sites DPD (2010), rather than the 225 dwellings suggested in the main changes, and the latter for circa 250 dwellings with associated facilities as set out below.

4.10 In the context of the above it should be noted that the area being promoted at Appledore Road/ Woodchurch Road has increased to 24ha, such that it encompasses areas TS3 and TS11 (the Homewood School sports pitches) which was filtered out as a potential housing allocation at stage 1 of the SHELAA. Appendix 2 of the 2016 SHELAA suggests the site is 'Not Available and therefore not Suitable or Achievable'. The same is said of site TS11 in Appendix 2 of the 2017. This is in our opinion odd as officers of ABC are well aware of the fact Wates have been in consultation with the school about including their land within the proposed development of the land at Appledore Road/ Woodchurch Road. Including the school land provides an opportunity to provide a replacement for the existing pitch as well as additional playing field provision including new changing rooms, car parking and ancillary facilities. The wider site will deliver an increased quantity of pitch provision of a higher quality, thereby continuing to meet school needs as well as serving the needs of local sports clubs

such as Tenterden Town FC outside of school hours. Thus, the development would meet a significant proportion of the unmet demand identified in the Draft Ashford Borough Playing Pitch Strategy 2017 -2030 (May 2017).

- 4.11 Attached is a constraints plan and an associated opportunities plan. These show the main constraints on the TS3/TS11 site, and how the site could be masterplanned to address these and provide for circa 250 dwellings with associated facilities, including new sports pitches and associated facilities, new areas of both formal and informal play space that would create a permanent buffer to the edge of the town and keep any development away from the more steeply sloping parts of the site. It also shows how the TPO trees could be retained and integrated into the development, how areas of ecological enhancement could be provided and how an appropriate SuDs strategy could evolve.
- 4.12 Having regard to the above not only do we believe the Land at Appledore Road/ Woodchurch Road (TS3 and TS11), is the best placed site to meet the additional needs of Tenterden, and should be allocated accordingly, but that the fact the ALPMC does not allocate this site suggests the plan has not been **positively prepared**, that the spatial strategy is **not justified**, and that the plan **will not be effective**, such that it will be **inconsistent with National Policy**, and thus **unsound**.

5 The implications of previous levels of undersupply

- 5.1 We note that the ALPMC and associated documents make no mention of how the Borough Council have sought to address the issue of the shortfall in housing supply against the SEP for the period 2006 - 2013. It appears that whilst the SEP requirement of 1,135 dpa would have generated the need to deliver 7,945 dwellings during the 7 year period 2006/7-2012/13, only 3,434 dwellings were completed – a shortfall of 4,511 dwellings

Year	Housing Requirement	Completions	Shortfall	Cumulative Shortfall
2006/7	1,135	359	-776	-776
2007/8	1,135	566	-569	-1345
2008/9	1,135	536	-599	-1944
2009/10	1,135	501	-634	-2578
2010/11	1,135	555	-580	-3158
2011/12	1,135	633	-502	-3660
2012/13	1,135*	284	-851	-4511
2013/14	825	137	-688	-5199
2014/15	825	405	-420	-5619
2015/16	825	1022	+197	-5422
2016/17	825	696	-129	-5551
Total	11,245	5,694		-5551

* Until 2013/14 the housing requirement was established by the South East Plan. Following its revocation in 2013, and in advance of the adoption of a sound housing requirement through a new Local Plan, the NPPF requires (as confirmed by the Hunston Court of Appeal decision) that housing delivery should be assessed against the objectively assessed need (OAN) for housing. The OAN figures identified in the above table are those advanced in the 2015 SHMA and Reg 19 ALP / the main changes to the Reg 19 plan.

- 5.2 As ABC have, with the exception of 2015/16 failed to achieve its annual housing requirement in every year since 2006 we believe it is appropriate to apply the 20% buffer to the 5 year HLS having regard to the provisions of paragraph 47 of the Framework. We also believe, given the advice in the Planning Practice Guidance (PPG) that any shortfall should be dealt with in the first 5 years of the plan period (the 'Sedgefield' method). On the basis of the above the 5 year HLS situation is we believe thus:-

	ALPMC OAN	Wates OAN
ALP Housing Requirement 2011 - 2030 (19 years)	16,120 (848/annum)	17,290 (910/ annum)
Completions April 2011 - March 2017 (6 years)	3,177 (530/annum)	3,177 (530/annum)
Shortfall 2011-2017	-1,911 (848x6 (5088) -3177)	-2,283 (910x6 (5460) -3177)
Five Year Requirement 2017-2021	4,240 (848 annum)	4,550 (910 annum)
Plus 20% buffer required by NPPF	848	910
Plus shortfall 2006-2015	1,911	2,283
Total Five Year Requirement 2017/18-2021/22	6,999 (1,399/annum)	7,743 (1,548/annum)
Commitments at 1 April 2017 ⁵	6,019	6,019
Surplus/ shortfall	-980	-1,724
No. Years supply	4.3 Years	3.8 Years

5.3 Given the above there is clearly a 5 year housing land supply deficit that needs to be addressed to enable the plan to move forward. The only way this can be addressed is via additional allocations.

5.4 In addition, we do not believe any sound reason has been provided to justify a delay in the Borough Council's response to the acute housing needs of the borough. Para 47 of the NPPF is clear in the need to boost significantly the supply of housing, and the PPG is also clear that any shortfall should be dealt with in the first 5 years of the plan period. The scale of the shortfall is in part why the affordability ratio is so acute. The lack of a 5 year housing land supply is in our opinion a justifiable reason to look to allocate some additional small Greenfield sites (up to circa 250 dwellings each). These type of sites have shorter lead in times and could, if allocated, help address the 5 year housing land supply situation. In addition said allocations will also help provide a contingency for any potential under delivery/ flexibility that would allow the Borough Council to react to any change in circumstances. The ALP's failure to try and address this issue and instead look to address the shortfall over the long term suggests to us a plan that has not been **positively prepared**. The SHLAA has demonstrated that other sites are available, suitable and deliverable to meet a higher housing requirement, and we have demonstrated above that of the sites assessed through the SA of the ALP, the Land at Appledore Road/ Woodchurch Road (TS3/TS11), is the best placed site to meet the additional needs of Tenterden. As indicated above, the fact the ALP does not allocate this site suggests the plan has not been **positively prepared**, that the spatial strategy is **not justified**, and that the plan **will not be effective**, such that it will be **inconsistent with National Policy**, and is thus **unsound**.

6 Could the shortfall we have identified be addressed through further strategic allocations?

6.1 We believe the ALP and associated SA needs to review the merits of the SHLAA sites, especially those that abut Ashford and Tenterden, with a view to making further site specific allocations in the Local Plan. Sites such as Land at Appledore Road/ Woodchurch Road (TS3/TS11) could provide circa 250 dwellings with associated facilities, including new sports pitches and associated facilities, and new areas of both formal and informal play space; and should be allocated. The issues raised in respect of TS3 and TS11 in the SHLAA and SA are fully capable of being addressed, and that if it were assessed on a consistent basis with the other sites being promoted in and around Tenterden TS3 and TS11 would be the most

⁵ This figure is taken from table 1 of the ALP MC. Normally one would expect a 10% discount for non-delivery – taking this figure to 4,092 and the exacerbating the deficit still further.

suitable site for further residential development. To this end please find attached a detailed report on the merits of the land at Appledore Road/ Woodchurch Road.

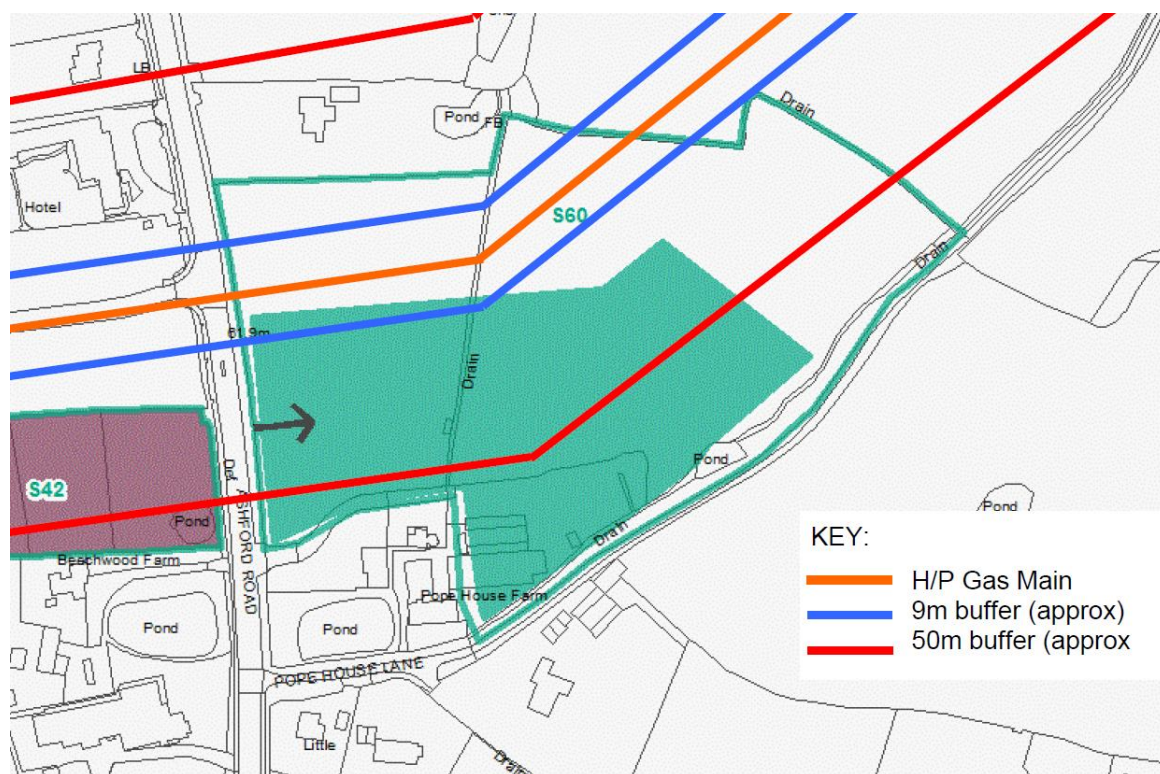
6.2 Having regard to the above we consider the fact the ALP fails to allocate any additional site to that proposed on TENT 1 and at Pope House Farm in Tenterden means it does not provide for any flexibility, and is not a sound document as it is not **positively prepared, is not justified, is not effective, and is not consistent with national policy.**

7 The merits of Policy S24 – The Tenterden Southern Extension Phase B and Policy S60 – The land at Pope House Farm Tenterden

7.1 Policy S24 indicates that the proposed allocation to the south of TENT 1A shall *'not be occupied until the TENT1A development has been completed.'* Appendix 5 of the ALP suggests that TENT 1A will not be completed until 2021/22, thus TENT 1B will not be able to commence delivery until 2021/22 at the earliest. Whilst works have commenced on Tent 1A, and delivery is anticipate by the end of 2021, we understand that a covenant existing on the TENT 1B land means that any development pre 2028 carries with it significant overage payments which would make the sites release in 2021/22 as suggested in appendix 5 of the ALPMC totally unrealistic. Tenterden Town Council have raised this concern numerous times as one of the landowners at phase A and to ignore the site's questionable deliverability within this plan period renders the allocation and therefor the plan unsound. It is also noteworthy that there appears to be a widespread misconception locally that if TENT 1B is not built out over the plan period, ABC will not look to make up the shortfall in Tenterden – but will look elsewhere. In reality Tenterden has to take its fair share of the Boroughs housing requirement. To do anything else would be unjustified and unsustainable, and lead to a plan that conflicts with national government guidance, and is not positively prepared. It would also disadvantage those in Tenterden desperate for a new home, especially an affordable home and for anyone seeking to enjoy open space and sports facilities.

7.2 In addition to the above we believe the proposed increase in the level of development proposed on Tent IB from 175 to 225 dwellings – as proposed in MC 29 to be unjustified and to have the potential to result in development that would not meet ABC's design aspirations for the area. Put simple TENT 1B is an edge of town location. It sits close to the AONB and is located on an important entrance to the town. To seek to increase the density of development here could result in a stark and wholly inappropriate form of development that will do nothing for Tenterden. The level of development proposed here should remain circa 175 dwellings. Not 225. In addition the assessment of the site in the SA should be updated to reflect the implications of these additional units. As set out on our assessment this could reduce the sites score still further.

7.3 Turning to the land at Pope House Farm (MC103), this site is located circa 2km from Tenterden town centre, and whilst close to St Michaels, and does not benefit from the same level of amenities that the land at Appledore Road/ Woodchurch Road does given its proximity to Tenterden town centre. In addition we note that this site is in fact in the parish of High Halden, so should arguable be said to be addressing their needs rather than those of Tenterden, and that development is constrained by a high pressure gas main that lies to the immediate north of the area identified for development. The HSE normally require a minimum 9m buffer to such gas mains, but in some cases 50m. The implications of a 9 and 50m buffers are set out below. Clearly this needs to be resolved if this site is to be deemed **deliverable** and this policy **effective.**



Source – JNP for Wates Developments

- 7.4 Given the scale of past undersupply, and the BC's inability to meet its current 5 year housing land supply requirement HLS, it is in our opinion foolhardy to look to rely on TENT 1B and the land at Pope House Farm to meet Tenterden's housing requirement. TENT 1B may not be able to deliver until the latter part of the plan period, and the deliverability of Pope House Farm is open to debate. Thus whilst TENT 1A and the land at Belgar Farm may be delivering, (if the accessing issues identified at the Belgar Farm appeal can be overcome), the fact remains that Tenterden as the second main settlement in the borough has the capability to accommodate more and to do so in accordance with the ALP's aspirations for proportionate growth. As such we believe there to be sound reasons why an additional site – that at Appledore Road/ Woodchurch Road should be allocated to help address the housing land supply shortfall and provide additional dwellings in tandem with those on TENT 1A and the land at Pope House Farm, and in advance of TENT1B.
- 7.5 In the context of the above we note that Tenterden Town Council/ Tenterden Town Council Planning Committee have twice sought to support the allocation of the land at Appledore Road/ Woodchurch Road, only to have their recommendations ignored. The Town Council have we believe supported this sites allocation because it is the only site capable of offering the much need sports facilities identified as needed in in both the Tenterden Town Council Sports Facilities Strategy (2014) and the draft Ashford Borough Council Playing Pitch Strategy 2017-2030 (May 2017).
- 7.6 The latter document, prepared in consultation with Sport England and Sport's National Governing Bodies, provides a comprehensive assessment of the sufficiency of playing field provision. Priorities for the Tenterden area include more junior grass pitches, a 3G ATP and improved changing room facilities.
- 7.7 Whilst we are disappointed to note that despite the recommendation of the Tenterden TC Planning Committee on the 14th August to support the allocation of the Wates site was rejected by a meeting of the full Town Council on the 29th August, in we believe the light of local opposition. We also note that Tenterden Town Council's position is now one of rejecting

Main Change 29 and 103 (i.e. increased housing at TENT1B and the allocation of Pope House Farm) such that in effect they are saying Tenterden, the second largest settlement in Ashford does not want any more housing. Such a position is in our opinion totally unrealistic and unsustainable in the light of the housing needs of the borough. A copy of the minutes of the Tenterden Town Council Planning Committee Meeting of the 14th August and the Tenterden Town Council Meeting of the 29th August are both attached for reference.

- 7.8 In the context of the above we also note that Tenterden & District Residents' Association (TDRA) made it clear at the Tenterden Town Council Meeting on the 29th August 2017 that they accept that the Wates site accords with the criteria they established in 2007 for appropriate development in the town, unlike the land at Pope House Farm (which they believe is too isolated) and the increased number of houses at TENT 1B, which they believe will result in too dense a development, such that both should they believe be rejected. Whilst the TDRA have not gone as far as to support the Wates site they have made it clear that it should be given proper consideration and be the subject of detailed public consultation and a similar masterplanning process to that which took place n TENT1A, a strategy that Wates support.
- 7.9 Whilst others have suggested that the Wates site be designated as Local Green Space (LGS) for local residents to enjoy, we note that for land to be designated as LGS it must meet all of three tests set out in paragraph 77 of the NPPF and 'should only be used in the following circumstances':
- a) The green space is in reasonably close proximity to the community it serves;
 - b) The green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) The green area concerned is local in character and is not an extensive tract of land.
- 7.10 Whilst the Wates site is reasonably close proximity to the community it serves, insufficient evidence has been put forward to demonstrate that the site is demonstrably special to the local community and holds a particular local significance. The Land is private, with public access limited to the one public right of way that crosses the site. Because the land is not publicly accessible there will be no audit of either the demand or value of this land as public open space or its contribution to open space provision in Tenterden. The evidence of extensive usage, and value is purely anecdotal without appropriate audits and comprehensive consultation across the town to establish any special value attached to the land.
- 7.11 In addition to the above, the extent of the proposed LGS being promoted by others on et Wates land seems to impose an entirely arbitrary boundary on the site with no reference to historic/cultural, topographical or any other landscape features and also does not seem to include the main landscape features such as the most significant trees, ponds or hedgerows. In this regard we note that an extensive tract of land is proposed to be designated – circa 10ha, which in our opinion is 'extensive' and therefore unlikely to meet the local open space criterion set out in the NPPF. In this regard we note that the draft Sedlescombe Neighbourhood Plan (Rother District) sought to designate land measuring approximately 4.5ha as LGS but the examiner observed that "it stretches across an area of open land which I consider can only be described as extensive" and concluded that "there is no substantive evidence to demonstrate that Street Farm is not an extensive tract of land". The examiner's report of the draft Alrewas Neighbourhood Plan (Lichfield District) concluded that two sites of 2.4ha and 3.7ha respectively comprised extensive tracts of land in relation to the size of the village.

- 7.12 Having regard to the above it should be noted that nearly two thirds of the 24ha of land being promoted by Wates would deliver a Country Park, open space and sports facilities i.e. a meaningful area of public open space. It is also worth noting that the site at present is not being actively managed and is a landscape in decline, which is also reducing biodiversity value - for example, the sheep are causing overgrazing resulting in reduction in diversity of grassland species; the hedgerows are in decline and are becoming gappy, ponds are being choked with non-native species, and traditional management practices, such as coppicing have been abandoned. The land being promoted by Wates will contribute to the public realm, provide formal recreation opportunities, such as sports pitches, provide connected footpath networks, introduce an effective management regime, create and conserve wildlife habitat and natural corridors, provide flexible play space, contribute to local amenity such as setting and outlook, provide for SUDs and create opportunities for other features such as community orchards.
- 7.13 The extensive landscape network proposed by Wates could fulfil a considerable number of possible open space functions in an interlinked open space network, which is likely to benefit a much wider audience of existing and new communities. The connected open space network would in particular help link the community to the existing PRoW (to which there are currently no links from the town) and to the proposed Country Park. The Wates proposal will also be carefully designed to capture the valued views of the Church from higher parts of the site. The formalised public access and open space provision achieved by this proposal will benefit a much larger community than a few informal users at present. Importantly the Wates proposal would also bring with it a mechanism for long term landscape management. This would allow the landscape structure, and biodiversity to be enhanced, and recreational opportunities, both formal and informal, optimised. This will secure the future of large proportion of this attractive but declining site, for the enjoyment, health and wellbeing of the whole community, as well as delivering environmental benefits, secured for the long term.

8 Other material considerations

- 8.1 Given our concerns about the OAHN and the associated scale of the housing land supply, we welcome the introduction of policy HOU5 and the main changes set out at MC50 and MC51 as a means to provide for sustainable urban extensions. However policies such as HOU5 are no substitute for a formal site allocation, which brings with it certainty for both local residents and developers, and in addition allows infrastructure providers to plan positively for an area's needs.
- 8.2 Likewise we do not believe that allocation of the land at Appledore Road/ Woodchurch Road would prejudice the separation of settlements and policy SP7 (Main Change 85), as is evident from the attached Landscape Led Masterplan report prepared by Robert Rummey Design. The site is contained by Appledore Road/ Woodchurch Road and does not extent the area of built development in such a way that would cause any form of coalescence.
- 8.2 We are concerned about the implications of the proposed change to policy HOU6 - Self and Custom Built Development (Main Change 52) and the requirement that 5% of dwellings on sites of 40 (+) dwellings within and on the edge of Ashford and Tenterden encompass plots for sale to self or custom builders. Whilst the responsibility for keeping a self-build and custom housebuilding register falls to "relevant authorities" as set out in section 1 of the Self-build and Custom Housebuilding Act 2015, there is nothing in the act that requires LPA's to place a requirement through the plan making process on sites over a certain size to provide for self or custom built units. The SHMA has not identified a specific need in this area. Indeed para 5.71 of the 2016 SHMA makes it clear that '*The establishment of a Right to Build Register and evidence gained from future SHELAA's and SHMA's will help inform the level of need for Self-Build.*' Likewise ABC have not published a list of those wishing to be placed on the self-build and custom housebuilding register so as to demonstrate the demand in the area/

identified what may be delivered via this policy. There can as a result be **no justification** for the requirement that 5% of dwellings on sites of 40 (+) dwellings within and on the edge of Ashford and Tenterden encompass plots for sale to self or custom builders.

8.3 Whilst not objecting per se to Main Change 71 and Policy ENV 3a and 3b, we do think that there are a couple of statements that are contained within Main Change 71 that are very generalised and likely made without robust evidence/understanding:

a) The statement that '*generally the settings of AONBs within the borough are of high scenic quality, areas of importance for rarity, tranquillity*'..... etc. is a sweeping generalisation.

Defining the setting of AONBs or other designated landscapes, requires detailed studies at an appropriate scale to consider whether the adjacent landscape exhibits similar characteristics to that of the designated landscape and the intactness and quality of the features and characteristics, including historic, ecological and visual considerations, and whether these characteristics contribute to the reasons for designation of that landscape or its statutory purposes. We are not aware of any detailed landscape assessments that have been undertaken to define the setting of the AONBs or to assess the quality of the setting of the AONBs within the Borough.

b) In the penultimate paragraph ABC make a statement that '*generally, the further away a development is from the AONB boundary, the less impact on this designation.*' This again is a sweeping generalisation and would entirely depend on the nature of any proposal and its location in relation to views from the AONB in particular, which will be the main criteria with distance. LVIA guidelines are clear that in assessing impacts that these need to be specific to the type of proposal as even nationally designated landscapes will not automatically have high susceptibility to all types of change and certain proposals may not compromise the value attached to that landscape. There is a complex relationship between the value attached to landscape receptors and their susceptibility to change which cannot be expressed in generalised statements.

9 Summary and Conclusions

9.1 We do not believe the level of housing growth proposed in Policy SP2 (MC4) of the ALPMC necessarily reflects the true OAHN of the area as it does not fully take into account all the effects of outward migration from London, does not address the issue of the affordability gap, does not address the potential imbalance between employment growth and housing. And does not explain how the unmet needs of adjacent borough have been met – if this is necessary, As a result the aims and objectives of policy SP2 have not been **justified** and the plan does not appear to have been **positively prepared** in accordance with the requirements of Para 182 of the NPPF.

9.2 We do not believe the level of existing commitments identified in table 1 and referred to in policy SP2 are all deliverable – this needs to be tested and the results shared with consultees or a contingency provided for non-delivery.

9.3 Similarly, we do not believe the delivery rates being suggested for the main strategic allocation at Chilmington Green in appendix 5 of the ALP to be realistic or justified. The housing trajectory set out in appendix 5 of the ALP needs to be tested and the results shared with consultees or a contingency provided for within the plan to take account of the possibility of slower rates of delivery at Chilmington Green. Similarly the delivery rates at the Former Power Gen site in Ashford are in our opinion overly optimistic and have not been justified.

9.4 Given 9.2 and 9.3 above additional sites need to be identified to meet the potential shortfall in the housing supply if the plan is to be **positively prepared**.

- 9.5 We do not believe the spatial strategy advocated in policy SP2 reflects the strategy chosen in the SA. It is too Ashford centric and the level of development directed to Tenterden is not proportionate to its size and status in the settlement hierarchy. The level of development proposed in Tenterden has not been **justified** and suggests a plan that has not been **positively prepared**. Additional growth should be provided for in Tenterden if the plan is to be **positively prepared**.
- 9.6 We do not believe a consistent approach was adopted towards the assessment of the sites promoted through the SHELAA in Tenterden. Having regard to our comments in section 4 above we believe that the land Appledore Road/ Woodchurch Road (TS3/TS11) should have achieved a higher score and is a prime contender if additional land is to be allocated in Tenterden. In this context we would question the ability of the land at TENT 1B to deliver before 2028, or to accommodate the scale of growth now proposed on the site. Similarly we would question the deliverability of the proposed allocation at Pope House Farm. Cumulatively this points to a plan that has not be **positively prepared**, and in **unjustified** in its approach.
- 9.7 We are concerned that the plan does not take account of under performance against the former SEP (-4,511 dwellings between 2006/7 – 2012/13). Past undersupply suggests the 5 year housing land supply should encompass a 20% buffer and be based upon Sedgefield methodology, such that ABC currently have a 5 year housing land supply deficit and need to look to allocate new sites if the plan is to progress to examination. If this approach is not adopted and addition sites not found the ALP will not in our opinion be **positively prepared, effective, justified or consistent with the NPPF**.
- 9.8 We are concerned that the plan provides no flexibility – some flexibility needs to be incorporated into the plan to ensure it is **effective** and accords with the aims and objectives of **national** government guidance; and to ensure delivery.
- 9.9 Given our position on the housing requirement and existing levels of supply/ the need to address past rates of undersupply, we believe additional land needs to be identified to meet this need – such as that under Wates control on land Appledore Road/ Woodchurch Road (TS3/TS11).
- 9.10 We believe the requirements of Policy HOU6 - Self and Custom Built Development have not been **justified** and that said policy is inconsistent with national policy.
- 9.11 The ALPMC document is thus **unsound** and should not proceed to examination.
- 10 What changes are necessary to make the ABLP legally compliant/ sound?
- 10.1 We suggest, having regard to the above that:-
- a) MC4 - Policy SP2 needs to identify a higher housing requirement of circa 17,290 dwellings over the plan period (910dpa); and provide for additional strategic developments to those identified, including additional sites in Tenterden – such as the land Appledore Road/ Woodchurch Road (TS3/TS11). The potential wording of such a policy is set out below
 - b) MC 29 should be deleted and TENT1B revert to 175 dwellings
 - c) MC103 should be deleted/ taken to address High Halden's needs – not those of Tenterden.
 - d) The SA and housing trajectory needs to be revisited in the light of our comments above.
 - e) Policy HOU6 (MC52) should be deleted

We would be happy to meet with officer to discuss any of the above further if this would be of assistance.

Yours sincerely

JUDITH ASHTON
Judith Ashton Associates

cc Emma Gruenbaum - Wates Developments Limited

Enclosures:-

OS Red Line Boundary of Wates site.

Land at Appledore Road Tenterden - a landscape-led masterplan prepared by Rummey Design

JAA Comparison of Proposed Allocations in Tenterden and the Wates Site

Lichfields Review of the Ashford SHMA (2017)

Lichfields Review of the Ashford SHMA (2016)

Minutes of Tenterden Town Council Planning Committee – 14th August 2017

Minutes of Tenterden Town Council – 29th August 2017

Proposed wording for new Policy S24a - Land Appledore Road/ Woodchurch Road Tenterden

Land to the north of Appledore Road/ south of Woodchurch Road is proposed for residential development. It is suitable for the provision of circa 250 dwellings with associated facilities, including a new sports pitches, changing room and parking area, a Country Park and new areas of both formal and informal play space.

Development of this site shall be in accordance with a masterplan / development brief that has been submitted to and approved by the Borough Council. The masterplan / development brief shall identify the timing of the provision of a substantial landscape /open space buffer to the north of the built development area within this site and define the extent, location and phasing of community infrastructure to be delivered both on and off- site.

Vehicular access to the site shall be from Appledore Road with additional pedestrian and cycle links provided both to Appledore Road and through the site to Woodchurch Road.

Acceptable forms of development on this site shall also achieve the following:

- a) The retention and enhancement of existing hedges, field boundary features and significant ponds on the site as far as is practically possible and the provision of biodiversity benefits where possible;
- b) The retention of trees with high landscape, amenity or biodiversity value, in particular where these are covered by a TPO;
- c) The enhancement of existing public rights of way both on and off-site and creation of additional rights of way to enhance connectivity between the site and surrounding area;
- d) A layout that enables the retention of views towards St Mildred's Church tower, and views towards the AONB from the eastern part of the site;
- e) Provision of off-site highway improvements identified as being necessary through the masterplanning process;
- f) The creation of public open space comprising both formal and informal play space, and allotments/ a community orchard within this site's boundary, including, to the east of the existing ridgeline that runs north south through the site, a new Country Park to protect and enhance the landscape setting of the town; and
- g) The creation of replacement sports pitches as well as additional sports pitches, together with ancillary facilities such as changing rooms and an adequate car parking area to serve these replacement and additional sports pitches and thus enhance their usability.



Wednesday 10th August 2016
543/A3/JJA

Planning Policy
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

By Email Only

Dear Sirs

Re: Ashford Local Plan – Reg 19 version – June 2016

I write with reference to the above. I act for Wates Developments Limited who have an interest in land at Appledore Road/ Woodchurch Road Tenterden.

Having reviewed the Ashford Local Plan – Reg 19 version – June 2016 (The ALP), and associated supporting documents; in particular the Sustainability Appraisal (SA), Strategic Housing and Economic Land Availability Assessment (SHELAA), and Strategic Housing Market Assessment (SHMA); these representations seek to comment upon the proposed housing strategy being promoted in the ALP, in particular the level of housing growth proposed by policy SP2 given the housing needs and demands of the area, the level of housing supply referred to in table 1 and policy SP2 and the spatial strategy being promoted by policy SP2, especially in Tenterden.

1 The level of housing growth proposed in Policy SP2 of the ALP

- 1.1 Policy SP2 of the ALP sets the overall housing requirement at 14,680 dwellings over the plan period (2011- 2030) - an average of 773 dwellings per annum.
- 1.2 The SHMA explains that using the 2012 Sub National Population Projections and then applying the 2012-based headship rates the Objectively Assessed Housing Need (OAHN) is 718dpa. At para 1.15 the SHMA explains that an affordability adjustment requires the provision of an additional 9 dwellings per annum in Ashford hence the OAHN of 727 (718 + 9).
- 1.3 The SHMA then goes on to explain that accommodating the effects of outward migration from London would add a further 55dpa to the baseline OAHN, taking the total to 782dpa (727+55); accommodating potential employment growth would add an extra 8dpa to the baseline OAHN, taking the total to 735dpa (727+8); and that providing for enhanced performance would require 837dpa.
- 1.4 Para 3.6.31 of the SA explains that the preferred approach adopted in the ALP is a housing requirement of 14,680 dwellings over the plan period - 773 dpa. This is made up of 13,813 dwellings supporting an objectively assessed need of 727dpa, a 152 dwellings uplift to support employment growth (8dpa) and a 715 dwellings uplift to help accommodate the effects of outward migration from London (38dpa).
- 1.5 It is not clear in the SA why the full effects of accommodating the additional needs of London have not been met, nor how the housing strategy looks to address any unmet need in adjacent boroughs – paras 2.5 and 3.28 of the Reg 19 LP refer to a Duty To Cooperate (DTC) Statement but nothing is available on the ABC web site at the moment to enable us to establish whether there is an unmet need in adjacent boroughs that does need to be addressed in Ashford.

- 1.6 In our opinion the effects of accommodating the additional needs of London as set out in the SHMA should be met in full, bringing the OAHN to at least 790dpa (727+8+55). In addition a contingency may need to be put in place to meet the unmet needs of adjacent boroughs.
- 1.7 In addition to the above there is in our opinion the issue of the potential imbalance between employment growth and housing growth that needs to be addressed in the ALP/ SA. The ALP is looking to accommodate a 'baseline' scenario of 12,600 new jobs over the plan period. Table 13 of the SHMA however only suggests a 12,360 growth in working population, so the plan either needs to provide for more housing to accommodate the shortfall in the working population (240 people over the plan period would generate a need for circa 17 additional dpa) or accept that there will be an increase in in-commuting to meet the economic aspirations of the area, in which case the implications of this strategy needs to be addressed in the SA.
- 1.8 In the context of the above, whilst we note that the baseline OAHN was increased by 9dpa, from 718dpa to 727dpa because of the need to address the affordability gap, we also note that para 1.12 of the 2015 SHMA states:
'The affordable housing need across the three authorities was assessed in the relevant SHMA Reports. The affordable need for 368 homes per annum in Ashford Borough represents 51% of the projected growth in households in our 2012-based Projections (of 718 dwellings pa).'
- 1.9 An increase of just 9dpa in the overall housing requirement to try and meet the affordability gap is in our opinion inappropriate, and we feel we have to question why a detailed assessment of the merits of higher rates of housing growth has not been tested to establish if a higher rate of housing growth could help bridge the gap – especially in the rural hinterland.
- 1.10 Having regard to the above we believe the level of housing growth proposed in Policy SP2 of the ALP has **not been justified** and the ALP is therefore **unsound**.
- 1.11 Given the issue of the affordability gap, the potential imbalance between employment growth and housing growth, the fact not all the effects of outward migration from London have been met, and the lack of any evidence on the DTC, we believe that in order to be seen to be **positively prepared, justified and effective** the ALP should be looking to promote an overall housing requirement of circa 15,675 to 16150 dwellings over the plan period (825dpa - 850dpa); 52dpa - 77dpa more than proposed in the ALP at present.
- 1.12 The SA looked at 4 options:
Alternative 2.1 - Meeting Objectively Assessed Need: 13,799 dwellings for the borough between 2011 and 30 (727dpa);
Alternative 2.2 - Meeting Objectively Assessed Need with some additional housing to help accommodate migration from London: 14,858 dwellings for the borough between 2011 and 30 (782dpa);
Alternative 2.3 - Meeting Objectively Assessed Need with an uplift to achieve planned job growth: 13,965 dwellings for the borough between 2011 and 30 (735dpa);
Alternative 2.4 - Meeting the housing need of the Enhanced Performance/ Productivity Employment Scenarios: 16,855 dwellings for the borough between 2011 and 30 (887dpa);
The ultimate option chosen to take forward was an amalgam of options 2.2 and 2.3. The merits of an option that addressed the needs of London in combination with the planned job growth (790dpa) or went further to try and bridge the affordability issues in the borough, or looked to address the unmet needs of adjacent boughs (if necessary) was not tested. In our opinion a reasonable alternative of 825dpa - 850dpa should have been tested. In this respect it is in our opinion unclear as to whether providing for anything over and above 773dpa is 'the

'tipping point' in sustainability terms between acceptability and unacceptability when weighing up whether the positive impacts on the social and economic objectives of the plan outweigh any negative impacts on the environmental objectives of the plan; albeit ABC's capacity to accommodate 825 - 850dpa (+) is a different matter to its assessment of what is its OAHN. The SA should be identifying the need and then assessing whether the authority have the capacity to accommodate it given the findings of the SHLAA etc. not determining the OAHN based upon their alleged capacity to accommodate it.

1.13 In the context of the above we note that the SHELAA suggests that there are sites capable of accommodating some 24,158 dwellings, of which over 16,600 (15,074 Assessed Sites (not allocated or permitted) and 1,600 Windfall Assumption (Future)) are not currently in the planning process and are suitable available and deliverable. It is therefore clear that the Borough Council could, given the findings of the SHLAA, look to accommodate more of their objectively assessed need on sites that have been identified as suitable if they so choose. The fact is ABC have decided against this without any clear rationale as to why they have adopted the approach they have, leads us to conclude that the plan **has not been positively prepared, has not been justified** and as such will not be **consistent with National Policy**, and is thus **unsound**.

2 Has the level of housing supply referred to in policy SP2 of the ALP been accurately calculated having regard to the deliverability of existing commitments?

2.1 Table 1 of the ALP indicates that the overall housing requirement for the District comprises:-

- 2,481 Completions since 2011
- 2572 Extant commitments (previously allocated sites)
- 4453 Extant windfall commitments
- 1,080 Town Centre policy area contribution
- 2,500 Chilmington Green
- 1000 Future windfalls without planning permission; and
- 5010 Proposed allocations

2.2 Unfortunately none of the documentation produced in support of the ALP provides a detailed critique of the existing commitments – it is not in the SHELAA, the SA or the draft plan itself. It is thus unclear whether a detailed review of the commitments has been undertaken, and what appears in Table 1 and is referred to in policy SP2 and at appendix 5 of the ALP has been discounted to reflect what is truly deliverable. In this respect a 10% discount for the non-delivery of some of the large sites would not be unreasonable; and could amount to in excess of 250 dwellings.

2.3 In addition there is no evidence in the supporting documents to justify the delivery rates anticipated at Chilmington Green, and set out in the trajectory at appendix 5 of the ALP. Without a clear understanding of the number of developers involved in the delivery of this site it is impossible to say with certainty that this site will be delivering in excess of 200dpa year on year from 21/22 to 29/30. Without evidence to support the housing trajectory the ALP cannot be said to be **positively prepared, justified and effective** such that it will be **inconsistent with National Policy**, and thus **unsound**.

2.4 If, as we believe, delivery will take longer to achieve at Chilmington Green than suggested in the trajectory at appendix 5 of the ALP, and delivery rates will be less than has been suggested; and if, as we also believe, there needs to be a contingency built into the commitments to address the issue of non-delivery, the true level of commitments is in our opinion likely to be significantly less than suggested. As a result ABC need to identify additional strategic sites if they are to meet their housing requirement / provide for any flexibility as required by the NPPF. Failure to address this point will lead to a plan that **has not been positively prepared, has not been justified** and is **inconsistent with National Policy**, and thus **unsound**.

3 The spatial strategy being promoted by policy SP2

3.1 Policy SP2 identifies the need to allocate land to provide for 5010 new dwellings. The proposed allocations comprise 4,445 new dwellings in Ashford and 565 new dwellings in the Rest of the Borough of which 175 are to be in Tenterden.

3.2 The SA explains that the spatial strategy is based upon 'Alternative 4.2 – Focus a large majority of development in and on the periphery of Ashford urban area supported by proportionate growth in Tenterden; the rural service centres and other villages'.

3.3 As drafted policy SP2 of the ALP is in effect looking to locate 88.75% of the proposed allocations in/around Ashford and only 11.25% in the rest of the borough. Furthermore it is clear that as only 175 dwellings are being allocated in Tenterden, the town will, despite its position in the settlement hierarchy, attract just 3.5% of the proposed housing allocations. This does not in our opinion suggest proportionate growth.

3.4 Para 3.58 of the ALP states that: '*Although only about one-tenth the size of Ashford, Tenterden is the second largest settlement in the borough and its only other town. It plays a main rural service centre role for much of the south-western part of the borough. It is an attractive, historic town which is relatively well served by shops and services and is an important tourist destination which contributes greatly to the rural economy of the borough.*'

3.5 As Tenterden's population is a 10th of Ashford's one would expect, proportionate growth to mean that at least a 10th of the housing allocation proposed in Ashford should go to Tenterden. As such, and without prejudice to our comments on the overall scale of growth proposed in the ALP, if one assumes the overall scale of housing proposed in the ALP stays as currently proposed, we believe that the plan should, if growth is to be proportionate be looking to provide for:-

4200 dwellings in Ashford

420 dwellings in Tenterden - 175 allocated on Tent 2 and circa 200 on land at Appledore Road/ Woodchurch Road Tenterden.

390 dwellings in the other RSC's – as per the Reg 19 plan.

3.6 In looking to accommodate more housing in Tenterden the ALP would not only help secure the economic wellbeing of the area, but also help address the issue of affordability in the area – which in many ways is more acute than in Ashford – hence the sliding scale of affordable provision envisaged in policy HOU1. Such a strategy would in our opinion remain within the ambit of the preferred approach (alternative 4.2) advocated in the SA.

4 The proposed options for growth in Tenterden

4.1 The SHLAA demonstrates at appendix 1 that a number of sites have been promoted in and around Tenterden. Most however were filtered out at stage 1 as unavailable or too small to be suitable.

4.2 In considering the issue of alternative sites the SA critiqued 4 sites in Tenterden in appendix 3d and 4. These were:-

TSTRW1 - Phase B TENT1

Appendix 3d of the SA gives this site a score of '0' and concludes:

The site scores well on accessibility and access to services criteria, although scores fairly poorly in relation to its integration with the existing built form of the Town. However this is due to its assessment as a standalone site. This position needs to be placed in its correct context. This site is allocated in the Tenterden and Rural Sites DPD (2010) as part of a wider site allocation that included the TENT1 phase a land, located to the north. It was considered that in combination, these sites provided a good opportunity to deliver a sustainable extension to Tenterden without a significant impact on the quality of the surrounding landscape or the historic integrity of the Town. When future development of this site is considered within this context - and TENT1a is taken account of – this view remains valid. In this context, this site is suitable for development, provided TENT1a comes forward. However, as a standalone site, development here would be considered unacceptable in that it would effectively lead to isolated development in the countryside which would not be well related to the existing built form of the Town

TS7 - Land Adj to Belcot and Hopes Grove

Appendix 3d of the SA gives this site a score of '4' and concludes:

The current use of this field is for agriculture and development would change the character of the land significantly and would extend development beyond the built up area of Tenterden into its agricultural periphery. Despite the close proximity to the town centre and services, surrounding road infrastructure improvement would be necessary to enable site access. The site is not considered suitable for development.

TS2 - Land at Belgar Farm.

App 4 of the SA gives this site a score of '0' and concludes:

'This site, wrapping around a larger existing housing development, has few physical constraints to development, but any proposals should be mindful of the setting and views from the two listed buildings in close proximity and impact upon the wider landscape. The site, while joined to existing development, would be on the outer periphery of the town beyond the existing built up part of the settlement and would be a significant intrusion into open countryside. It is not exactly clear where access could be achieved into the site. The site is not considered suitable for development'

This has since obtained planning permission on appeal for the erection of up to 100 dwellings - APP/E2205/W/15/3032575 refers

TS3 - Land at Appledore Road/ Woodchurch Road

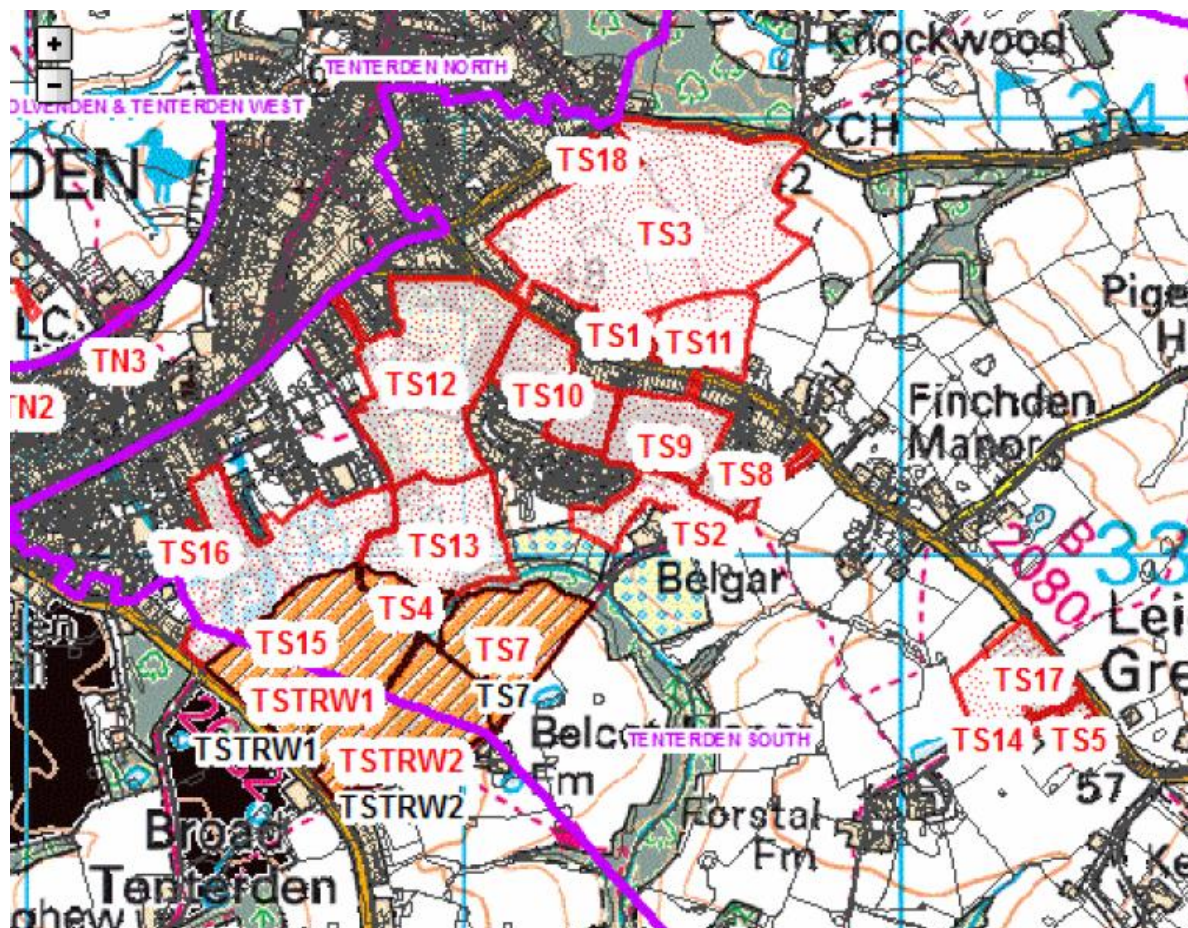
App 4 of the SA gives this site a score of '3' and concludes:

'This is a substantial site, and its development would inevitably have a significant impact on the local community, landscape and character of the settlement. The site has various character areas, and while access to and from the site would be possible along Woodchurch Road, the pressure to place an access at the interface of Appledore Road – the link closest to the town centre – would necessitate the removal of dense sets of mature trees, while affecting existing resident amenity substantially. As the site adjoins the AONB to the east, views from the AONB will be compromised. The site is not considered suitable for development'

4.3 As TSTRW1 - Phase B TENT1 has been taken forward as the formal allocation, and as TS2 - Land at Belgar Farm now has planning permission, the only 2 options assessed in the SA that could potential accommodate the additional requirements we have identified in Tenterden are TS7 - Land Adj to Belcot and Hopes Grove and TS3 - Land at Appledore Road/ Woodchurch Road. The former is, according to appendix 5 of the SHLAA circa 6ha in area

and able to yield 120 dwellings. As is clear from the plans at appendix 9 of the SHELAA (reproduced below) the site is quite removed from the town centre and situated beyond the development proposed on TSTRW1. To this end we note that appendix 5 of the SHLAA in assessing this site states:

'Potentially major impact on the rural character of the area including the AONB but remains in for further assessment'



- 4.4 TS3 - Land at Appledore Road/ Woodchurch Road is said to be 11ha and has been promoted on the basis that it can yield circa 250 dwellings. We note that the reason the Appledore Road site was screened out at stage 2 of the SHELAA is, as set out on pages 38 and 39 of app 3 of the SHELAA:

'The site is relatively peripheral to the town centre. Development here could have a significant impact on the existing rural character of this part of Tenterden and the AONB. Access to the site is limited with potentially a major impact on the character of Appledore Road. However, a full assessment is required of these issues.'

- 4.5 Having undertaken a comparison of the manner in which the 4 sites in Tenterden that were considered in the SA were assessed, it appears to us that there were some inconsistencies in the assessment process, and that the scoring awarded to TS3 on matters 1.3, 1.4, 2.3 and 7.2 was unnecessarily harsh when considered against that awarded to the other sites. Taking each point in turn:

1.3 *Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?*

The SA assessment of TS3 states:

Yes. Site dotted with mature trees. TPOs along southern boundary and one in centre

The site is therefore awarded a score of -2.

Site TS2 which also encompasses TPO trees only scores -1 though, and no consideration has been given as to how, through the design process the development of TS3 could look to protect and make a feature of these TPO trees.

In our opinion the score for TS3 should be amended to -1.

1.4 Would development of the site enable the creation of new habitat and/or components in the habitat network?

The SA assessment of TS3 states: 'No'.

The site is therefore awarded a score of 0.

Site TSTRW1 however scores 1 on the basis it is large enough to have the potential to design and create habitat networks as part of any proposals; and that such networks could offer an enhancement to the biodiversity in the area.

As TS3 is also a large site and thus capable of encompassing new/ enhanced habitat networks and thus enhancing the biodiversity of the area, it should in our opinion also score 1.

2.3 Would there be an identifiable and cumulative visual impact from the development?

The SA assessment of TS3 states:

'The site, despite its size, is largely hidden from view by dint of built form at the west of the site. However there would be a substantial sprawl of development to the east, with views inevitable from Woodchurch Road in particular and from PROWS'.

The site is therefore awarded a score of -2.

Site TSTRW1 however scores -1 despite the fact that it too would have a visual impact, as the assessor considers there to be opportunities through the design process to enhance a number of key features of the town, such as views of the church. The same could be said of the development of the TS3 site such that it should in our opinion also score -1.

7.2 Is the site located within close proximity of an equipped play area?

The SA assessment of TS3 states:

'Yes – Tenterden recreation ground around 600m'

The site is therefore awarded a score of 0.

All the other sites are however awarded a score of 1. There is no justification provided as to why the TS3 site has been awarded a different score. It should in our opinion score the same as the other sites.

- 4.6 Cumulatively these changes would result in TS3 scoring 7 rather than 3 and thus being by far the best scoring site in Tenterden, and thus in our opinion the most suitable housing allocation in Tenterden. As a result, having regard to our comments above we believe that in providing for a more proportionate level of housing growth in Tenterden the Borough Council should be looking to allocate both TSTRW1 and TS3. The former for 175 dwellings and the latter for circa 200 dwellings with associated facilities.
- 4.7 Attached is a constraints plan and an associated opportunities plan. These show the main constraints on the TS3 site, and how the site could be master planned to address these and provide for circa 200 dwellings with associated facilities, including a community facility, new areas of both formal and informal play space, that would create a permanent buffer to the edge of the town and keep any development away from the more steeply sloping parts of the site. It also shows how the TPO trees could be retained and integrated into the development, how areas of ecological enhancement could be provided and how an appropriate SuDs strategy could evolve.
- 4.8 Having regard to the above not only do we believe the Land at Appledore Road/ Woodchurch Road (TS3), is the best placed site to meet the additional needs of Tenterden, and should be allocated accordingly, but that the fact the ALP does not allocate this site suggests the plan

has not been **positively prepared**, that the spatial strategy is **not justified**, and that the plan **will not be effective**, such that it will be **inconsistent with National Policy**, and thus **un-sound**.

5 The implications of previous levels of undersupply

5.1 We note that the ALP and associated documents make no mention of how the Borough Council have sought to address the issue of the shortfall in housing supply against the SEP for the period 2006 - 2013. It appears that whilst the SEP requirement of 1,135 dpa would have generated the need to deliver 7,945 dwellings during the 7 year period 2006/7-2012/13, only 3,434 dwellings were completed – a shortfall of 4,511 dwellings

Year	Housing Requirement	Re-Completions	Shortfall	Cumulative Shortfall
2006/7	1,135	359	-776	-776
2007/8	1,135	566	-569	-1345
2008/9	1,135	536	-599	-1944
2009/10	1,135	501	-634	-2578
2010/11	1,135	555	-580	-3158
2011/12	1,135	633	-502	-3660
2012/13	1,135*	284	-851	-4511
2013/14	773	137	-636	-5147
2014/15	773	405	-368	-5515
2015/16	773	1022	+249	-5266
Total	10,264	4998		-5266

* Until 2013/14 the housing requirement was established by the South East Plan. Following its revocation in 2013, and in advance of the adoption of a sound housing requirement through a new Local Plan, the NPPF requires (as confirmed by the Hunston Court of Appeal decision) that housing delivery should be assessed against the objectively assessed need (OAN) for housing. The OAN figures identified in the above table are those advanced in the 2015 SHMA and Reg 19 ALP

5.2 As ABC have, with the exception of 2015/16 failed to achieve its annual housing requirement in every year since 2006 we believe it is appropriate to apply the 20% buffer to the 5 year HLS having regard to the provisions of paragraph 47 of the Framework. We also believe, given the advice in the Planning Practice Guidance (PPG) that any shortfall should be dealt with in the first 5 years of the plan period (the 'Sedgefield' method). On the basis of the above the 5 year HLS situation is we believe thus:-

ALP Housing Requirement 2011 - 2030 (19 years)	14,680 (773/annum)
Completions April 2011 - March 2016 (5 years)	2,481 (496/annum)
Shortfall 2011-2016	-1384
Five Year Requirement 2016-2020	3865 (773/annum)
Plus 20% buffer required by NPPF	773
Plus shortfall 2006-2015	5,266
Total Five Year Requirement 2016/7-2020/21	9,904 (1,980/annum)
Commitments at 1 April 2015 ¹	4,547
Surplus/ shortfall	-5,357
No. Years supply	2.29 Years

¹ This figure is taken from appendix 5 of the LP. Normally one would expect a 10% discount for non-delivery – taking this figure to 4,092 and the exacerbating the deficit still further.

5.3 Despite what is said at paras 3.75 – 3.80 of the ALP we do not believe any sound reason has been provided to justify a delay in the councils response to the acute housing needs of the borough. Para 47 of the NPPF is clear in the need to boost significantly the supply of housing, and the PPG is also clear that any shortfall should be dealt with in the first 5 years of the plan period. The lack of a 5 year housing land supply is in our opinion a justifiable reason to look to allocate some additional small Greenfield sites (up to circa 250 dwellings each). These type of sites have shorter lead in times and could, if allocated, help address the 5 year HLS situation. In addition said allocations will also help provide a contingency for any potential under delivery/ flexibility that would allow the BC to react to any change in circumstances. The ALP's failure to try and address this issue and instead look to address the shortfall over the long term suggests to us a plan that has not been **positively prepared**. The SHLAA has demonstrated that other sites are available, suitable and deliverable to meet a higher housing requirement, and we have demonstrates above that of the sites assessed through the SA of the ALP, the Land at Appledore Road/ Woodchurch Road (TS3), is the best placed site to meet the additional needs of Tenterden. As indicated above, the fact the ALP does not allocate this site suggests the plan has not been **positively prepared**, that the spatial strategy is **not justified**, and that the plan **will not be effective**, such that it will be **inconsistent with National Policy**, and is thus **unsound**.

6 Could the shortfall we have identified be addressed through further strategic allocations?

6.1 We believe the ALP and associated SA needs to review the merits of the SHLAA sites, especially those that abut Ashford and Tenterden, with a view to making further site specific allocations in the Local Plan. Sites such as Land at Appledore Road/ Woodchurch Road (TS3) could provide circa 200 dwellings with associated facilities and should be given further consideration having regard to the points raised in these representations. We believe the issues raised in respect of TS3 in the SHLAA and SA are capable of being addressed, and that if it were assessed on a consistent basis with the other sites being promoted in and around Tenterden TS3 would be the most suitable site for further residential development. To this end please find attached a detailed report on the merits of the land at Appledore Road/ Woodchurch Road.

6.9 Having regard to the above we consider the fact the ALP fails to allocate any additional site to that proposed on TENT 1 in Tenterden means it does not provide for any flexibility, and is not a sound document as it is not **positively prepared, is not justified, is not effective, and is not consistent with national policy**.

7 The merits of Policy S24 – The Tenterden Southern Extension Phase B

7.1 Policy S24 indicates that the proposed allocation to the south of TENT 1A shall '*not be occupied until the TENT1A development has been completed.*' Appendix 5 of the ALP suggests that TENT1A will not be completed until 2021/22, thus TENT1B will not be able to commence delivery until 2021/22 at the earliest. Having discussed this with Taylor Wimpey we understand that whilst they will be starting enabling works imminently, they have 76 Planning Conditions to discharge, so building works are still some time off. Indeed, given Brexit no one is yet willing to commit funds to a build commencement date and "they are waiting & watching" so the assumptions as to the completion of Tent 1 in appendix 5 of the ALP could be overly optimistic.

7.2 Given the scale of past undersupply, and the BC's inability to meet its current 5 year HLS, it is in our opinion foolhardy to look to deliver the only allocation in the second largest settlement in the latter part of the plan period. Whilst Tent 1A and the land at Belgar Farm may be delivering, (if the accessing issues identified at the Belgar Farm appeal can be overcome),

the fact remains that Tenterden as the second main settlement in the borough has the capability to accommodate more and to do so in accordance with the ALP's aspirations for proportionate growth. As such we believe there to be sound reasons why an additional site – that at Appledore Road/ Woodchurch Road should be allocated to help address the HLS shortfall and provide additional dwellings in tandem with those on TENT1A, and in advance of TENT1B.

8 Other material considerations

- 8.1 We are concerned about the implications of the proposed introduction of policy HOU6 - Self and Custom Built Development and the requirement that 5% of dwellings on sites of 20 (+) dwellings in the rural areas encompass plots for sale to self or custom builders. Whilst the responsibility for keeping a self-build and custom housebuilding register falls to “relevant authorities” as set out in section 1 of the Self-build and Custom Housebuilding Act 2015, there is nothing in the act that requires LPA's to place a requirement through the plan making process on sites over a certain size to provide for self or custom built units. The SHMA has not identified a specific need in this area. Indeed para 5.71 makes it clear that ‘The establishment of a Right to Build Register and evidence gained from future SHELAAs and SHMAs will help inform the level of need for Self Build.’ Likewise ABC have not published a list of those wishing to be placed on the self-build and custom housebuilding register so as to demonstrate the demand in the area/ identified what may be delivered via this policy. There can as a result be **no justification** for the requirement that 5% of dwellings on sites of 20 (+) dwellings in the rural areas encompass plots for sale to self or custom builders.

9 Summary and Conclusions

- 9.1 We do not believe the level of housing growth proposed in Policy SP2 of the ALP necessarily reflects the true OAHN of the area as it does not fully take into account all the effects of outward migration from London, does not explain how the unmet needs of adjacent borough have been met – if this is necessary, does not address the issue of the affordability gap, and does not address the potential imbalance between employment growth and housing. As a result the aims and objectives of policy SP2 have not been **justified** and the plan does not appear to have been **positively prepared** in accordance with the requirements of Para 182 of the NPPF.
- 9.2 We do not believe the level of existing commitments identified in table 1 and referred to in policy SP2 are all deliverable – this needs to be tested and the results shared with consultees or a contingency of 10% provided for non-delivery.
- 9.3 Similarly, we do not believe the delivery rates being suggested for the main strategic allocation at Chilmington Green in appendix 5 of the ALP to be realistic or justified. The housing trajectory set out in appendix 5 of the ALP needs to be tested and the results shared with consultees or a contingency provided for within the plan to take account of the possibility of slower rates of delivery at Chilmington Green.
- 9.4 Given 9.2 and 9.3 above additional sites need to be identified to meet the potential shortfall in the housing supply if the plan is to be **positively prepared**.
- 9.5 We do not believe the spatial strategy advocated in policy SP2 reflects the strategy chosen in the SA. It is too Ashford centric and the level of development directed to Tenterden is not proportionate to its size and status in the settlement hierarchy. The level of development propose din Tenterden has not been **justified** and suggests a plan that has not been **positively prepared**. Additional growth should be provided for in Tenterden if the plan is to be **positively prepared**.

- 9.6 We do not believe a consistent approach was adopted towards the assessment of the sites promoted through the SHELAA in Tenterden. Having regard to our comments in section 4 above we believe that the land Appledore Road/ Woodchurch Road (TS3) should have achieved a higher score and is a prime contender if additional land is to be allocated in Tenterden.
- 9.7 We are concerned that the plan does not take account of under performance against the former SEP (-4,511 dwellings between 2006/7 – 2012/13). This undersupply should be addressed in the housing strategy. If it is not the ALP will not in our opinion be **positively prepared**.
- 9.8 We are concerned that the plan provides no flexibility – some flexibility needs to be incorporated into the plan to ensure it is **effective** and accords with the aims and objectives of **national** government guidance; and to ensure delivery.
- 9.10 Given our position on the housing requirement and existing levels of supply/ the need to address past rates of undersupply, we believe additional land needs to be identified to meet this need – such as that under Wates control on land Appledore Road/ Woodchurch Road (TS3).
- 9.11 We believe the requirements of Policy HOU6 - Self and Custom Built Development have not been **justified** and that said policy is inconsistent with national policy.
- 9.12 The ALP Reg 19 document is thus **unsound** and should not proceed to examination.
- 10 What changes are necessary to make the ABLP legally compliant/ sound?
- 10.1 We suggest, having regard to the above that:-
- a) Policy SP2 needs to identify a higher housing requirement of circa 15,675 to 16150 dwellings over the plan period (825dpa - 850dpa); and provide for additional strategic developments to those identified, including additional sites in Tenterden – such as the land Appledore Road/ Woodchurch Road (TS3). The potential wording of such a policy is set out below
 - b) The SA needs to be revisited in the light of our comments above.
 - c) Policy HOU6 should be deleted

We would be happy to meet with officer to discuss any of the above further if this would be of assistance.

Yours sincerely

Judith Ashton

JUDITH ASHTON
Judith Ashton Associates

cc Emma Gruenbaum - Wates Developments Limited

Enclosures:-
Site Promotional Document
Local Accessibility Plans
Comparison Table

Proposed wording for new Policy S24a - Land Appledore Road/ Woodchurch Road Tenterden

Land to the north of Appledore Road/ south of Woodchurch Road is proposed for residential development. It is suitable for the provision of circa 200 dwellings with associated facilities, including a community facility, a Country Park and new areas of both formal and informal play space.

Development of this site shall be in accordance with a masterplan / development brief that has been submitted to and approved by the Borough Council. The masterplan / development brief shall identify the timing of the provision of a substantial landscape /open space buffer to the north of the built development area within this site and define the extent, location and phasing of community infrastructure to be delivered both on and off- site.

Vehicular access to the site shall be from Appledore Road with additional pedestrian and cycle links provided both to Appledore Road and through the site to Woodchurch Road.

Acceptable forms of development on this site shall also achieve the following:

- a) The retention and enhancement of existing hedges, field boundary features and significant ponds on the site as far as is practically possible and the provision of biodiversity benefits where possible;
- b) The retention of trees with high landscape, amenity or biodiversity value, in particular where these are covered by a TPO;
- c) The enhancement of existing public rights of way both on and off-site and creation of additional rights of way to enhance connectivity between the site and surrounding area;
- d) A layout that enables the retention of views towards St Mildred's Church tower, and views towards the AONB from the eastern part of the site;
- e) Provision of off-site highway improvements identified as being necessary through the master-planning process;
- f) The creation of public open space comprising both formal and informal play space, playing fields and allotments/ a community orchard within this site's boundary, including, to the east of the existing ridgeline that runs north south through the site a new Country Park to protect and enhance the landscape setting of the town; and
- g) The creation of new links to the existing adjacent playing fields on Appledore Road together with new facilities to serve these playing fields and thus enhance their usability

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INSPECTORS' ISSUES AND QUESTIONS – PART 2

This note contains the main issues and questions we have identified in relation to matters not addressed in the Inspectors' Issues and Questions Part 1 including sites and topic policies other than housing.

As before, the questions have been asked in order to assist in determining the soundness and legal compliance of the Local Plan and will form the basis of the hearing sessions to be held. They may also be addressed in any hearing statement apart from those under Issue 12. General advice about statements is contained in our guidance note.

There is no need for the Council to respond to site related questions under Issue 12 for every individual site. However, if it wishes to address the matters raised more generally then that would be helpful. The questions below will however provide an indication of the types of issues likely to be addressed in the site specific hearings.

Should, as a result of these questions, changes be proposed by the Council to any of the policies or text then these should be included in a schedule of proposed changes to the submission plan. This should be published prior to the examination hearings.

Issue 12: (for Council responses only)

Are the site allocations justified and deliverable or developable within the plan period having regard to any constraints and consistent with national policy? Is there sufficient detail on form, scale, access and quantum?

- i) Have site allocations been undertaken on a consistent basis having regard to the evidence base, including the SHELAA and the SA?
- ii) Are the allocated sites consistent with strategic objectives set out in Policy SP1 and the expectations of other relevant policies, including SP2-SP7, HOU3a and HOU5?
- iii) Would the individual or cumulative effect of sites along the A20 conflict with Policy S7 on settlement separation?
- iv) Have all relevant planning issues or impediments that may inhibit development been considered and adequately addressed?

- v) Are there exceptional circumstances which justify any major development in an AONB?
- vi) In allocating sites, has sufficient attention been paid to the effect on landscape and local character?
- vii) In allocating sites, has sufficient attention been paid to the effect on biodiversity assets, including protected habitats, and to designated and non-designated heritage assets?
- viii) In allocating sites, has sufficient attention been paid to mineral safeguarding areas?
- ix) Which infrastructure is critical to the delivery of the individual site? Where contributions are specified, are they necessary and justified by the evidence base?
- x) Do the allocations contain sufficient detail, particularly with regard to the contributions required for community uses or infrastructure, and have all of the expectations in the supporting text been adequately reflected in the policy itself?
- xi) Have the individual and cumulative transport related implications of allocated sites been fully assessed and are measures to address them sufficiently clear and deliverable?
- xii) Have the individual and cumulative education implications of allocated sites been fully assessed and are measures to address them sufficiently clear and deliverable?
- xiii) Are allocated sites in accessible locations with good access to everyday facilities by a range of means of transport? Does the Plan provide an adequate basis to address any areas of deficiency?
- xiv) Have the site allocations been made in accordance with Diagrams 2 and 3 of the PPG on Flood Risk and Coastal Change (ID7), including the application of the sequential and exception tests?
- xv) In allocating sites has the Local Plan taken account of paragraph 112 of the NPPF which expects local planning authorities to seek to use areas of poorer agricultural land in preference to that of a higher quality?
- xvi) Is the overall mix and scale of development proposed for each site justified? For mixed use and non-residential sites, is it clear what form of 'employment', 'commercial' or 'other employment generating uses' would be considered acceptable and would this be consistent with other policies in the plan, including Policy EMP9?
- xvii) Is there a consistent approach to cross referencing between policies, for example parking requirements referring to Policy TRA3a/TRA3b or references to affordable housing in policy or supporting text?

Topic Policies – General Questions

- i) Does the Local Plan, when taken as a whole, include a strategy and policies designed to ensure that the development and use of land contribute to the mitigation of, and adaption to, climate change?
- ii) Policies TRA3a, ENV2, ENV3a, ENV3b, ENV4, ENV9, COM2 and COM3 and a number of individual site policies refer to various SPDs, other Council strategies or documents prepared by other organisations. As these are not part of the development plan and are subject to change without examination, is requiring compliance with them justified and consistent with legal and national policy requirements? If not, are there another ways of expressing the Council's intended approach within these policies?
- iii) Does the Local Plan, when taken as a whole, adequately promote the health and well-being of the community?

Issue 13:

Are the employment topic policies justified, deliverable and consistent with national policy? Will they be effective?

- i) Why is the impact on rural roads highlighted in criterion d) of Policy EMP1, but not those in urban areas? Is there any reason why the reference to mitigation in criterion d) of Policy EMP1 is not included in the similar criterion in policies EMP3, EMP4 and EMP5? Is the approach to development on rural roads in these policies consistent with that outlined in Policy TRA7 and what is meant by "inappropriate"?
- ii) Policy EMP1 refers to 'rural settlements', Policy EMP2 refers to 'HOU3a villages', Policy EMP3 refers to 'rural areas' and EMP5 refers to 'the countryside'. Do these all relate to different geographical areas and, if so, are they clearly defined so as to give clarity on the scope of each policy?
- iii) Is the intention for policies EMP1 – EMP5 to relate to all employment generating development or only those within the 'B' Use Class? In terms of effectiveness, is the scope of these policies sufficiently clear?
- iv) Is Policy EMP2 consistent with paragraph 22 of the NPPF in terms of the long term protection of allocated employment sites? Why is the impact on neighbouring occupiers or the environment not a consideration in Tenterden and HOU3a villages? Should the policy address employment sites and premises outside Ashford, Tenterden or HOU3a villages?
- v) Although only expressed in paragraph 5.154, is the reference to the removal of permitted development rights consistent with PPG (ID 21a-017-20140306) which indicates that there should be exceptional circumstances for this?
- vi) How does the approach in Policy EMP4 to leisure and office uses relate to Policy EMP9 in terms of the sequential test? Would conversions be exempt? If so, what is the justification for this and should it be reflected in one or other of the policies?

- vii) Is Policy EMP5 consistent with paragraph 28 of the NPPF in terms of promoting economic growth in rural areas? What is the justification for expecting an essential need for new premises to be in the countryside and how would this be assessed?
- viii) Is Policy EMP6 consistent with paragraph 21 of the NPPF, in terms of development not being over-burdened by combined requirements of planning policy expectations and is the policy justified in terms of need and the effect on viability? Given that delivery is provided by others, how will the policy support expansion of Fibre to the Premises (FTTP)? What is meant by "reasonably sized" employment proposals?

Issue 14:

Are the retail, leisure and tourism topic policies justified, deliverable and consistent with national policy? Will they be effective?

- i) Is it the intention for 'town centre uses' in policies EMP7 and EMP8 to reflect the definition of 'main town centre' uses in the NPPF and the Local Plan Glossary? If so, should this be made clear and what role does residential development have in this? Are the boundaries of the primary shopping areas (PSA) (including the extension), primary frontages and, where applicable, secondary frontages justified by evidence?
- ii) Is the approach to primary and secondary frontages set out in policies EMP7 and EMP8, which is permissive of all Class A uses, consistent with paragraph 23 of the NPPF, particularly in relation to promoting competitive town centres that provide customer choice and a diverse retail offer? Would this approach be effective in supporting the vitality and viability of the centres in the long term?
- iii) In Policy EMP9, is the distinction in the sequential test between the PSA for retail development and town centre for other uses justified and consistent with paragraph 24 of the NPPF? Should the reference to Policy SP4 be SP5?
- iv) The NPPF states that development should be refused if it likely to have a 'significant adverse impact' on investment and the vitality and viability of a town centre (paragraphs 26 and 27). Is the approach outlined in criterion b) consistent with this, both in terms of the test and/or the scope of the assessment? In setting the local threshold for impact tests, has the Council had regard to the matters listed in the PPG (Reference ID: 2b-016-20140306)? Is the same threshold justified for retail, leisure and office uses?
- v) For effectiveness, should the exception to small scale retail and service provision in paragraph 5.203 be made explicit in policy? What would be the approach for small scale development outside defined centres not covered by Policy EMP10?
- vi) Is what constitutes a 'village centre' in Policy EMP10 clearly defined? In terms of the loss of shops and services, does Policy EMP10 provide sufficient clarity? Does the policy provide a satisfactory basis to ensure the vitality and viability of local and village centres are supported and which ensures their roles are maintained?

- vii) Has the Council had regard to the PPG (Reference ID: 2b-007-20140306) in drafting Policy EMP11 as this sets out what should be considered when planning for tourism? Is the plan positively prepared in terms of articulating a vision for tourism and identifying optimum locations for tourism development?

Issue 15:

Are the topic policies for transport justified, deliverable and consistent with national policy? Will they be effective?

- i) Do policies TRA2-TR7 provide an effective basis to promote opportunities for sustainable transport modes and is the approach sufficiently aligned to the growth strategy?
- ii) Are the multi-storey car parks (MSCP) referred to in Policy TRA2 those identified in the Ashford Town Centre Area Action Plan? Is the policy justified and positively prepared in terms of meeting identified needs for additional MSCPs and would it be effective in delivering the need?
- iii) The WMS of 25 March 2015 introduced additional text to be read alongside paragraph 39 of the NPPF. In light of this, what is the clear and compelling justification necessary to include parking standards to manage the local road network? Are the individual standards in policies TRA3a, TRA3b and TRA9 justified? As the standards are expressed as minima, how would proposals which sought to provide higher levels of parking be assessed?
- iv) Is it the intention that exceptions to parking standards would only be allowed where *required* by the Council? Is this approach justified? Would applicants be permitted to make a case for a departure from the standards if the same circumstances applied? If so, should the policy be expressed differently? Should Policy TRA3b also refer to 'minimum' standards for consistency?
- v) Is Policy TRA4 consistent with paragraph 154 of the Framework in that the provision of bus services is not a Council function? How would it be used to react to a development proposal? Is it clear in what circumstances planning obligations would be required and is the approach consistent with legal and national policy requirements?
- vi) Is Policy TRA7 consistent with paragraph 32 of the NPPF, particularly in relation to the consideration of impact and mitigation? If the intention is that the effect of development is to be assessed through Transport Assessment or Statements, then would Policy TRA7 be more effective if the provisions and potential outcomes of Policy TRA8 were made clear?

Issue 16:

Are the topic policies for the natural and built environment justified, deliverable and consistent with national policy? Will they be effective?

Natural Environment

- i) Is Policy ENV1 consistent with paragraphs 113, 117 and 118 of the NPPF? In particular, does it make an appropriate distinction between the hierarchy

of designated sites so that protection is commensurate with their status and fully recognises the role of mitigation? Is it clear to which parts of the policy the sixth paragraph relates and does this lead to any contradiction and inconsistency with what comes before? Is it justifiable to ask for financial contributions 'in lieu' of mitigation or is the intention for this to refer to financial contributions in lieu of on-site mitigation?

- ii) Is the difference between the types of development considered in the second and third paragraphs of Policy ENV2 sufficiently clear to make the policy effective? Is it reasonable to expect all development on the edge of the Green Corridor to make a positive contribution to the factors listed?
- iii) In Policy ENV3b, is it justified to expect development within the AONB to 'conserve *and* enhance' the character of the landscape in the first bullet point? Is it justified to expect all development within an AONB to 'enhance' their special qualities? Is this consistent with the first paragraph of the policy?
- iv) Is Policy ENV4 too prescriptive, particularly in terms of specifying such things as beam angles? Is this likely to provide sufficient flexibility to address individual circumstances? What is the justification for identifying the area as a 'dark sky zone' and would the policy be effective in delivering this aspiration?
- v) To what extent are the features included Policy ENV5 protected by other policies in the plan? What is the justification for selecting these particular features and not others? Is the policy consistent with the NPPF, including paragraph 118, in terms assessing impact, mitigation and the benefits of development?
- vi) Is Policy ENV6 consistent with paragraphs 100-105 in the NPPF and is it sufficiently clear to be effective? Is the preference for development in Flood Zone 1 relevant or appropriate to all types of development? What is the justification for a separate set of criteria for development which has failed the sequential and exception tests and do some of the criteria duplicate what is already required in these tests in any event?
- vii) Is Policy ENV8 too prescriptive with regard to connection to the sewerage system for all developments, particularly for housing in rural areas? Would this policy restrict development that otherwise accords with other policies, including HOU5, EMP4 and EMP5? How would the reduction in quality and quantity of the water supply be assessed and is it justifiable for any reduction to lead to refusal?
- viii) Does criterion a) of Policy ENV9 duplicate the requirements of policies ENV6 and ENV8? If so, are the requirements consistent? Are criteria b) – j) likely to be applicable and achievable for all forms of development and SuDS? This policy is directed to all development as referred to in paragraph 5.360. Is this reasonable?
- ix) Does Policy ENV10 contain an appropriate balance between maximising renewable and low carbon energy development while ensuring adverse impacts are addressed satisfactorily? Is the policy based on robust and up-

to-date assessment of what might be deliverable? What is the justification for the submission of a Sustainability Assessment and what bearing would it have on decision making, particularly where developments meet criteria a)-e)? For effectiveness, should the reference to the production of Landscape and Visual Impact Assessments be included in the policy?

- x) Has the effect on viability and delivery of Policy ENV11 been assessed? Should the policy refer to viability as well as practicability in relation to exceptions to meeting the standard?
- xi) Has the effect of Local Plan policies on air quality been fully assessed? Does Policy ENV12 provide an effective way to promote the shift toward low emission transport?

Built Environment

- xii) Do policies ENV13-ENV15 include a positive strategy for the conservation and enjoyment of the historic environment in accordance with paragraph 126 of the NPPF?
- xiii) Is Policy ENV13 consistent with statutory requirements for heritage assets and paragraphs 126-140 of the NPPF, particularly in relation to the consideration of substantial and less than substantial harm and public benefits? Is the policy sufficiently clear as to what heritage assets it seeks to address, particularly in light of policies ENV14 and ENV15?
- xiv) To be consistent with legal and national policy requirements, should all references in Policy ENV14 to 'character *and* appearance' be amended to 'character *or* appearance'? Should the policy also refer to the 'setting' of a conservation area? In criterion e) what is the meaning of an 'appropriate' use and how would it be assessed? Is the last paragraph expressed sufficiently clearly to be effective? What is meant by 'inappropriate' demolition, alteration or extension and how would it be assessed? For effectiveness, should the issue of views form part of the main assessment criteria?
- xv) Is Policy ENV15 consistent with Policy ENV13 and paragraphs 131 – 134 of the NPPF in terms of its approach to the consideration of harm to designated heritage assets? Is the policy also consistent with the PPG (Reference ID: 18a-040-20140306) in terms of assessment? Should the process of initial assessment, followed by desk based survey and then a field evaluation only when necessary be more clearly set out?

Issue 17:

Are the topic policies for community facilities justified, deliverable and consistent with national policy? Will they be effective?

- i) Does the Local Plan, including policies COM1 and IMP1 provide sufficient clarity as to when and how development would be required to contribute to the community's needs or infrastructure? Would the limitations on the pooling of S106 contributions have any implications for the delivery of critical or strategic facilities or infrastructure, particularly prior to the adoption of a CIL?

- ii) Table 4 identifies a need for a number of different types of open space. Paragraph 5.433 states that not all of this provision will be delivered through development. In light of this, does the Local Plan provide a positively prepared and effective mechanism for delivering play, open space and sports needs of the district? Would Policy COM3 be effective in meeting the need for 3.36 ha of additional allotment land?
- iii) Is the plan positively prepared in relation to cemetery provision? Should the Local Plan identify a site or sites for additional cemetery facilities in light of the need identified in paragraph 5.452?

Issue 18:

Does the Local Plan have clear and effective mechanisms for implementation, delivery and monitoring?

- i) Is the intention within Policy IMP1 for 'all development' to make provision for infrastructure through planning obligations or CIL consistent with CIL Regulations and paragraph 204 of the NPPF? Is the policy sufficiently flexible to address changing economic conditions?
- ii) The first two paragraphs of Policy IMP2 and the first sentence of the third do not relate to 'deferred contributions'. For clarity and effectiveness, should consideration be given to addressing these matters under Policy IMP1? What is the justification for requiring 'clawback' from developers in the event viability increases? How would this be assessed and implemented?
- iii) Is Policy IMP3 consistent with paragraph 154 of the NPPF, which states that only policies which provide a clear indication of how a decision maker should react to a development proposal should be included in the Plan?
- iv) In assessing the viability of the Local Plan, has the effect of the requirements of Policy IMP4 been taken into account? Is the requirement for financial contributions justified and consistent with the CIL Regulations and paragraph 204 of the NPPF? Is the relationship between Policy IMP4 and COM1 clearly set out?

David Smith

Steven Lee

INSPECTORS

21 February 2018

Issue 2

Are the spatial vision and objectives for Ashford sound having regard to achieving sustainable development and the trends and challenges in the Borough?

- 2.1 Whilst we consider the spatial vision and objectives of the plan to be sound, as we believe it is imperative that Tenterden continues to 'serve the south western part of the Borough as a principal rural service centre.....accommodating development of a suitable scale, design and character.' as per the spatial vision, we would question whether the spatial vision and objectives of the plan have actually been carried through into the spatial strategy of the plan itself. A matter that we address in commenting upon Issue 3.

Issue 3

Are the strategic objectives and the strategic approach to housing delivery and economic development delivery in terms of distribution and location sound having regard to the needs and demands of the Borough, national policy and Government objectives and the evidence base and preparatory processes? Has the Local Plan been positively prepared?

i) Is the strategy selected for the distribution of housing and economic growth, with the emphasis on Ashford town, justified compared to the reasonable alternatives? What is the proportion of development proposed in the urban and rural areas across the plan period? How sensitive are the rural areas to further growth?

3.1.1 The strategic distribution of housing and employment development within the Borough is discussed in section 3.8 of the May 2016 SA. Four options were assessed:

Alternative 4.1 – Focus all development in and on the periphery of Ashford urban area, with no development in Tenterden or the villages

Alternative 4.2 – Focus a large majority of development in and on the periphery of Ashford urban area supported by proportionate growth in Tenterden; the rural service centres and other villages

Alternative 4.3 – Focus significant development outside of Ashford urban area, in particular at Tenterden; Charing; Hamstreet; Wye and the majority of the remaining parishes

Alternative 4.4 – Focus significant development outside of Ashford urban area with the creation of a new settlement

3.1.2 Of these alternative options Alternative 4.2 was considered to be the most sustainable alternative.

3.1.3 Whilst the emphasis on Ashford being the main focus for development is understandable given the fact it has the necessary infrastructure, services and opportunities to support significant levels of growth, it is clear that the spatial vision for the ABLP as set out at para 3.5 of the ABLP also looks to ensure that Tenterden continues to serve the south western part of the Borough as a principal rural service centre, accommodating development of a suitable scale, design and character. It is in our opinion imperative that to deliver the spatial vision the ABLP needs to provide for a reasonable level of growth in Tenterden i.e. that would be sufficient to maintain the number of working age people across all ages within the town, help to offset the impacts of ageing and help support the vitality and viability of local services. To this end we note that para 3.8.29 of the 2016 SA makes it clear that the most sustainable option for growth is one that supports not only growth around Ashford but *'proportionate growth in Tenterden, small scale development at Charing, Hamstreet and Wye and limited development in the majority of the remaining parishes'*.

3.1.4 Unfortunately the terms significant and proportionate were not quantified and the SA then jumps to a strategy of significant growth outside Ashford. Not only would it assist if ABC clarify what they perceive to be significant – is it 75%, 80% of growth etc., but what proportionate means, especially in terms of Tenterden's future growth.

3.1.5 Against this backdrop, we note that given the housing requirement of 16,120 (825dpa), and having regard to completions, commitments, windfalls and what is planned at Chilmington Green, policy SP2 of the ABLP looks to allocate land for 6,749 new dwellings; 5,159 in Ashford and 1,590 in the rest of the borough – a 76:24 split. We also note that of the 1,590 new dwellings to be provided in the rest of the district only 6% (100 dwellings) are proposed in Tenterden which amounts to just 1.48% of the overall number of new homes to be allocated in the borough. We also note that even when one takes into account existing commitments (existing allocations and consents) of 525 in Tenterden, Tenterden is only looking to provide for circa 5% of the boroughs residual housing requirement¹. This is not in our opinion a proportionate scale of growth in Tenterden.

3.1.6 Given the spatial vision of the ABLP, and the fact that Tenterden is the second largest settlement in the borough, being a 10th the size of Ashford², one could interpret proportionate growth to mean that at least a 10th of the housing proposed in the borough should go to Tenterden. i.e. circa 1,600 dwellings. Having regard to the ‘Tenterden Growth Options Study’ undertaken by Lichfields and appended to this statement, and the fact extant allocations/ permissions and proposed allocations only amount to just 625 dwellings being brought forward in Tenterden during the plan period, we would suggest, based on the OAN of 16,120 that land for circa 600 additional dwellings is identified to ensure that a proportionate level of growth does occur in Tenterden. In this regard we note that section 3.8 of the 2016 SA continually refers to proportionate being proportionate to the size of settlement yet nowhere in the LP/ its evidence base are the respective populations of Ashford borough, Ashford town and Tenterden set out. As set out in Lichfields report on ‘Tenterden Growth Options Study’ the population figures in 2012 and 2016 were:

	2002	2016
Ashford District	104,377	126,151
Ashford (town)		72,451 (57% of the District)
Tenterden	8,065 (7.7% of the District)	8,035 (6.4% of the District)

3.1.7 Lichfields report also highlights the fact that Tenterdens share of the boroughs populations has been declining, as whilst the population of Tenterden has barely changed over the last 15 years the District has seen population growth of 21%. In 2002 Tenterden represented 7.7% of the District’s population, significantly more than the 6.4% it currently represents.

3.1.8 Lichfields also explains that the lack of growth between 2002 and 2016 has inevitably led to the significant ageing in Tenterden as new households are unable to move into the area, leading to a lower proportion of families and higher proportion of older

¹ Residual requirement = 12,943 (16,120 – completions of 3,177)
 Tenterden has existing commitments of 525 and proposed allocations of 100 = 625
 $625/12,943 \times 100 = 4.8\%$

² See para 3.30.1 of the ABLP as submitted

households. It also explains that there has been a significant decline in younger age groups (particularly the younger working age group, 18-44, which saw a decline from 26.9% to 20.7%); and that a continuation of these trends would see the town age further, and this could affect the vitality and viability of local shops and services given the likely decline in local spending.

- 3.1.9 Lichfields report also explains that across all types of dwellings, average house prices in Tenterden are consistently more expensive than average house prices across Ashford District, with house prices in Tenterden being on average 32% higher than the District average [as at 2017]; that that they have risen faster in the short term and since the recession. All of which affects affordability and suggest pent up demand from lack of supply.
- 3.1.10 Lichfields report has looked at 5 different growth scenarios and their impact on the town in terms of overall population growth, the level of migration into the town, and the age profile of the town. It explains that:
'Based on current allocations, Tenterden's share [of the population] would increase slightly from its current level, from 6.4% in 2016 to 6.7% by 2030, however this is still far short of where Tenterden was just 14 years ago in 2002 (at 7.7%) ... Even at 1,200 dwellings, with growth to around 11,000 people by 2030 Tenterden would only just be returning to its share [of the population] as of 2002 (7.6% compared to 7.7%). On this basis whilst growth of this scale might appear significant (and out of line with past trends), it would not result in Tenterden becoming unusually large in the District-wide context when compared to where the town was 15 years ago. It is also notable that even at a level of 1,200 dwellings, the rate of housing growth in Tenterden would not exceed to the rate of growth across Ashford District as a whole.'
- 3.1.11 Having regard to the above we note that 6.4% of the 16,120 dwellings proposed over the plan period would equate to 1,032 dwellings, and that 7.7% of the 16,120 dwellings proposed over the plan period would equate to 1,241 dwellings.
- 3.1.12 Thus we would suggest that Tenterden should be delivering circa 1,200 dwellings, not 625 i.e. circa 600 more than currently planned for. As set out in Lichfields report circa 100 would come from windfalls, a further 250 could be provided via the allocation of the land at Appledore Road (TS3) and circa 225 from one or two further allocations.
- 3.1.13 Lichfield's report concludes:
'It is imperative that the town accommodates a sufficient scale of development to ensure that local shops and services remain viable, not least because they serve a number of settlements around Tenterden, which would have to travel further to other town centres if these services were lost'
- 3.1.14 having regard to the above, the plans failure to allocate sufficient housing at Tenterden means that the towns ability to continue to serve the south western part of the Borough as a principal rural service centre will be prejudiced – contrary to the spatial vision of the plan; and that the housing needs of the borough, esp. those in Tenterden will not be met, again contrary to the spatial objectives of the plan. The fact that Tenterden is one of the more sustainable locations within which to focus

growth, means that restricting growth here runs contrary to those elements of the spatial vision which seek to focus development at accessible and sustainable locations which utilise existing infrastructure, facilities and services wherever possible, and where development is supported by the necessary social, community, physical and e-technology infrastructure, facilities and services.

- 3.1.15 Tenterden is not as sensitive to growth as the SHELAA/ SA would have one believe. The criticism levelled at sites being promoted in and around the town, such as that at Appledore Road in the SHLAA (ref TS3), are in our opinion capable of being overcome. In this regard we note the SHELAA suggested the Appledore Road site 'remain in housing survey' and that appendix 5 of the SHLAA indicates that whilst in the authors view 'The site is relatively peripheral to the town centre' and that 'Development here could have a significant impact on the existing rural character of this part of Tenterden and the AONB', that 'Access to the site is limited with potentially a major impact on the character of Appledore Road'; it acknowledges that 'a full assessment is required of these issues'. We have undertaken just such an assessment to demonstrate how 250 dwellings could be accommodate on the site, and how the site could also make a significant contribution towards the sport and recreational needs of the town, and the access strategy has been agreed in principle with the KCC. In our opinion there is no reason why this potential source of housing supply cannot deliver within the current plan period, rather than being phased for 16(+) years as currently suggested in appendix 5 of the SHELAA. To whit we note that the Main SHELAA document groups those sites deemed deliverable in years 11 to 15 and 16(+) together when summarising the potential supply.
- 3.1.16 It in the context of the above is noteworthy that appendix 10 (p758) of the SHELAA in commenting upon 'Location and Access to Services' states: 'The site is just outside the town centre and therefore possesses a good access to a variety of services, including a GP surgery, primary school and local shops.' Appendix 10 also acknowledges that: 'The site is accessible via Woodchurch/Appledore Road.' And that there are no known highway constraints.
- 3.1.17 Turning to the SA, Appendix 4 of the SA (Site Assessments for sites subject to SA but not considered to be reasonable alternatives as set out in the SHELAA), in assessing the Appledore Road site (TS3) states;
Conclusion: This is a substantial site, and its development would inevitably have a significant impact on the local community, landscape and character of the settlement. The site has various character areas, and while access to and from the site would be possible along Woodchurch Road, the pressure to place an access at the interface of Appledore Road – the link closest to the town centre – would necessitate the removal of dense sets of mature trees, while affecting existing resident amenity substantially. As the site adjoins the AONB to the east, views from the AONB will be compromised. The site is not considered suitable for development.'
- 3.1.18 We submitted a detailed review of the scheme as now proposed against the assessment criteria in the SA in our submissions of 2016 and 2017 and would suggest that the SA is both subjective and does not consider the extent to which any of the issues it raises might be resolved or mitigated.

- 3.1.19 Allocating 250 dwellings on land at Appledore Road/ Woodchurch Road Tenterden would help address the disparity in the spatial strategy. Such a strategy would in our opinion remain within the ambit of the preferred approach (alternative 4.2) advocated in the 2016 SA and supported in the 2017 SA.
- 3.1.20 If, as we believe, the OAHN is 17,290 dwellings over the plan period (910 dpa), ABC will need to find further sites, and given the level of growth already proposed in and around Ashford and in the smaller villages, the allocation of further growth in Tenterden would seem eminently sensible; especially as it would also reflect the aims and objectives of the spatial vision and objectives of the plan. Again we would suggest that allocating 250 dwellings on land at Appledore Road/ Woodchurch Road Tenterden help address the additional needs of the area on what is a highly sustainable, suitable, deliverable and available site.
- 3.1.21 In looking to accommodate more housing in Tenterden the ALP would not only help secure the economic wellbeing of the area, but also help address the issue of affordability in the area – which is more acute than in Ashford – hence the sliding scale of affordable provision envisaged in policy HOU1. Likewise it would reduce the pressure on the villages to the south (which make up sub housing market area of Ashford Rural South (see p 28 of the 2014 SHMA)), and as such the High Weald AONB to accommodate further growth.
- 3.1.22 The plans failure to provide for a proportionate level of growth in Tenterden means that it does not reflect the spatial vision and objectives of the plan, does not accord with the preferred option for spatial growth advocated in the SA, and is not planning positively for the needs of the area, so is unsound. This can only be rectified by providing for more development in and around Tenterden.

ii) Is the plan period of sufficient length to ensure the delivery of the strategic objectives?

- 3.2.1 Assuming the plan is found sound and adopted towards the end of 2018 the remaining plan period will be just 11 years. The NPPF advises in paragraph 157 that plans “should be drawn up over an appropriate timescale, preferably a 15 year time horizon”. Whilst some 3,177 completions have occurred since 2011 (an average of 529dpa), some 12,943 have still to be delivered (an average of 1,000dpa). This is a significant amount of development over a relatively short period of time, with the majority coming forward in just one area – Ashford.
- 3.2.2 Given our comments on matter 5 regarding the issue of deliverability and market saturation, we would suggest that the plan period is extended to 2034 and the housing requirement amended accordingly, with more emphasis on sites in the rural areas so that they can grow proportionately and provide for greater flexibility.

iii) Will the strategy satisfactorily and sustainably deliver the new development and infrastructure needed over the plan period?

No comment

iv) In assessing the viability of the Local Plan and having regard to paragraph 173 of the NPPF has sufficient account been taken of all the relevant standards in the Plan and the future implications of CIL?

No comment

v) In setting the strategic objectives and the approach to delivery has regard been had to the purposes of the Areas of Outstanding Natural Beauty within the Borough as required by section 85 of the Countryside and Rights of Way Act 2000 and as explained in the PPG on Natural Environment? (ID 8-003-20140306)?

No comment

vi) Does the Local Plan plan positively for the infrastructure required across the Borough? Does the Local Plan make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development in line with the PPG on Local Plans (ID 12-018-20140306)? In particular, the Infrastructure Delivery Plan (SD10) identifies a need for additional provision in respect of education, waste water, health infrastructure, sports provision, strategic parks, green space and allotments. Where and how is that provision to be made?

No comment

Tenterden Growth Options Study

Ashford Local Plan Examination

Wates Developments

March 2018

LICHTFIELDS

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1.0 Introduction

- 1.2 This report has been prepared by Lichfields on behalf of Wates Developments (“Wates”) in relation to the Ashford Local Plan examination, specifically to support Wates’ response to Issue 3 which relates to the spatial strategy. It presents an assessment of Tenterden and growth options (in terms of housing) over the plan period, along with the potential outcomes.
- 1.3 Ashford Borough Council describes Tenterden in its emerging Local Plan as a “*principal rural service centre*”. The town benefits from a number of shops and services including two supermarkets, local schools (including a sixth form), a leisure centre, a high street with national and local retailers and a range of restaurants and pubs. Despite this, the emerging Local Plan does not make any further allocations for major new development in Tenterden, with development coming primarily from the Southern Extension, which was allocated in the Tenterden and Rural Sites SPD adopted in 2010.

2.0 Context

Population Change

- 2.2 Tenterden is the second largest settlement in Ashford District, comprising just over 8,000 residents as of 2016. Tenterden currently represents 6.4% of Ashford District’s population, however this share has been declining; over the last 15 years, the population of Tenterden has barely changed, meanwhile the District has seen population growth of 21%. In 2002 Tenterden represented 7.7% of the District’s population, significantly more than the 6.4% currently.

Table 2.1 Population of Ashford District, Ashford and Tenterden, 2016

	2016 Population	As % of District
Ashford (District)	126,151	~
Ashford (town)	75,451	57%
Tenterden	8,035	6.4%

Source: ONS 2016 Mid-Year Population Estimates

- 2.3 The age profile of Tenterden is very different to Ashford District, as shown in Table 2.1. In Tenterden, there is a significantly higher proportion of people age 45-64 and 65+ than Ashford, and fewer 0-17 and 18-44 year olds. This age structure is also reflected in household composition; in Tenterden 37% of households are 65+ (single or couple) compared to 22% District-wide. Families in Tenterden represent 31% of households, compared to almost 40% District-wide.

Table 2.2 Age Structure - Ashford District and Tenterden - 2016

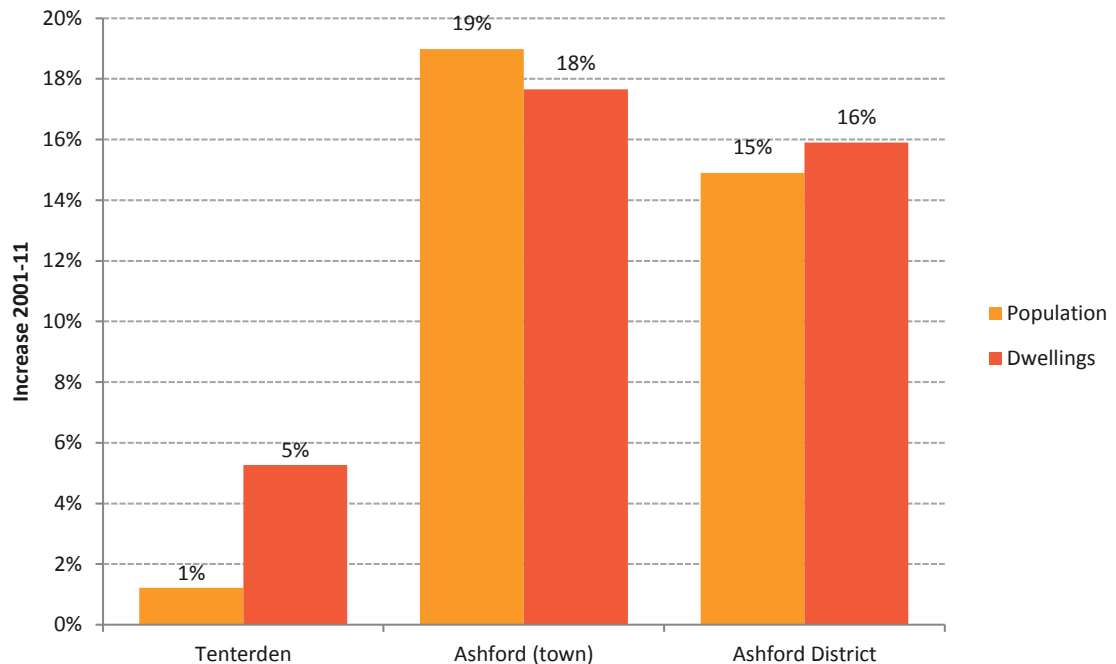
	Ashford	Tenterden
0-17	23.0%	16.9%
18-44	31.3%	20.7%
45-64	26.7%	28.3%
65+	19.1%	34.1%

Source: ONS Mid-Year Estimates

- 2.4 Historically, Tenterden has seen a significantly slower rate of growth than Ashford District. Between the 2001 and 2011 Censuses, the number of homes increased by just over 5% in Tenterden, and the population increased by just over 1%, as shown in Figure 2.1. Across Ashford District, there was a 16% increase in homes and a 15% increase in population. District-wide

growth is largely driven by Ashford town itself (which saw population growth of almost 20%); given Ashford town's former status as a growth area, it might be expected that growth in Tenterden would not be of a similar scale. However, for the second largest settlement in the District the historic level of growth would appear somewhat low, particularly given Tenterden represents the main settlement in the south of the District.

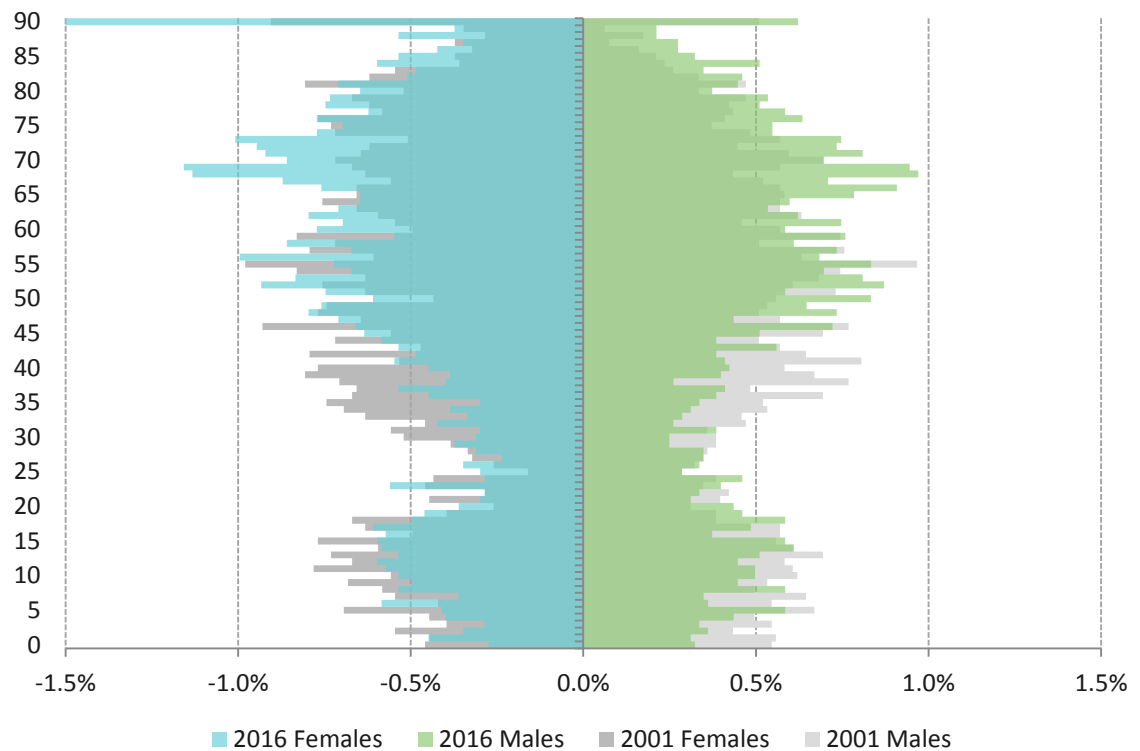
Figure 2.1 Increase in population and dwellings in Tenterden, Ashford (town) and Ashford District 2001-11



Source: Census 2001/11

- 2.5 This lack of growth has inevitably led to the significant ageing in Tenterden as new households are unable to move into the area, leading to a lower proportion of families and higher proportion of older households. As shown in Figure 2.2 and Table 2.3 since 2002 there has been a significant decline in younger age groups (particularly the younger working age group, 18-44, which saw a decline from 26.9% to 20.7%). Older age groups saw the greatest increase, particularly in those age 65-75 (as can be seen in Figure 2.2). A continuation of these trends would see the town age further, and this could affect the vitality and viability of local shops and services given the likely decline in local spending.

Figure 2.2 Change in age structure in Tenterden – 2002-16



Source: Lichfields based on ONS

Table 2.3 Change in Age Structure of Tenterden - 2002-16

	2002	2016	Change (percentage points)
0-17	20.7%	16.9%	-3.9%
18-44	26.9%	20.7%	-6.2%
45-64	26.7%	28.3%	1.6%
65+	25.6%	34.1%	8.5%

Source: ONS Mid-Year Estimates

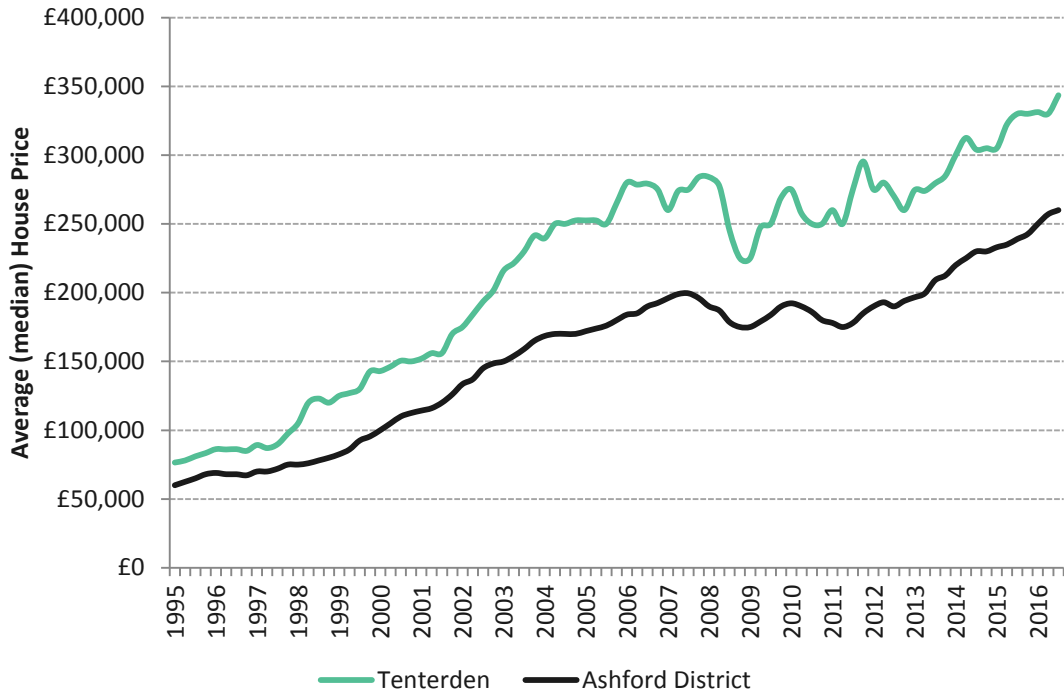
House prices

- 2.6 Average house prices in Tenterden¹ as at June 2017 are £343,500; at the same time, average house prices across Ashford District were £260,000, meaning house prices in Tenterden are c.30% above the District average currently (this has been the case historically, as shown in Figure 2.3).
- 2.7 Since the low of £225,000 seen in 2009, house prices in Tenterden have since been on an upward trend and have increased by 53%. Ashford District has similarly seen a steady increase in average house prices since the low of £175,000 in 2009 (and 2012), and prices have since risen 49% to £260,000.
- 2.8 The most recent affordability figures for Ashford District (2016) show the lower quartile (entry level) house prices are 9.1 times resident-based earnings and 9.9 times workplace-based

¹ Refers to MSOA Ashford 013 which is a best fit for Tenterden based on ONS House Price data.

earnings. This suggests that there is a degree of out-commuting from Ashford District to better paid jobs, and those working at jobs in the District have less purchasing power.

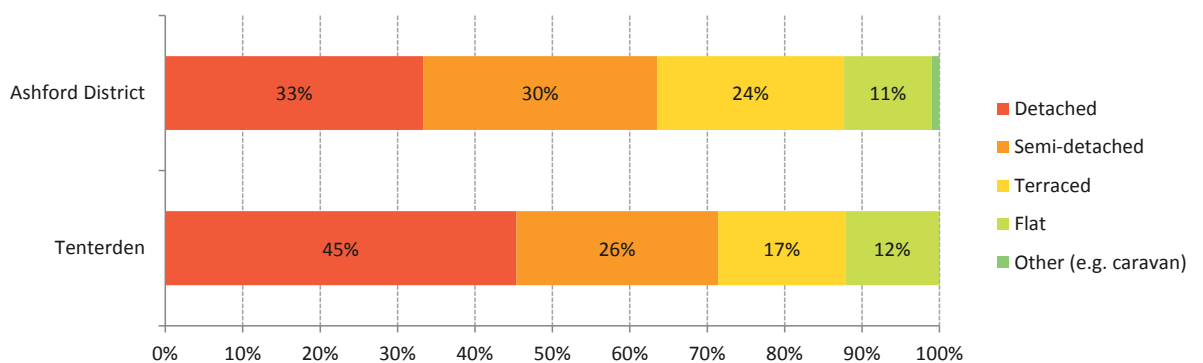
Figure 2.3 Average (Median) House Prices - 1996-2017 - Tenterden and Ashford District



Source: ONS HPSSA

2.9 Homes in Tenterden are typically larger than the District average, as shown in Figure 2.4 and it is possible that this mix of housing is contributing to Tenterden having higher than average house prices.

Figure 2.4 Dwelling Profile (type) - 2011 - Ashford District and Tenterden



Source: Census 2011

2.10 To assess whether this is the case, Table 2.4 shows the average price of different types of homes in Tenterden and Ashford District. It shows that across all types of dwelling, Tenterden is consistently more expensive than Ashford District, although the degree of this varies. The largest homes (detached) are 12% more expensive in Tenterden than the District average, at £439,000. The difference is smaller for semi-detached dwellings, which are only 3% (or c.£10,000) more expensive in Tenterden. Terraced housing in Tenterden attracts a premium of

25%, with an average price of just under £277,000 compared to £222,000 across Ashford District, and Tenterden is the second² most expensive part of the District for terraced housing. The most significant difference is in the cost of flats, which are 78% (equivalent to almost £110,000) more expensive in Tenterden, and the town is the most expensive area in Ashford District in which to buy a flat by a significant margin³.

Table 2.4 (Median) House Prices by Type (2017) - Tenterden and Ashford

	All	Detached	Semi	Terraced	Flat
Tenterden	£343,500	£439,000	£268,000	£276,750	£246,250
Ashford District	£260,000	£392,995	£259,950	£222,000	£138,000
Difference	+32%	+12%	+3%	+25%	+78%

Source: Lichfields based on ONS HPSSA

Summary

- 2.11 The population of Tenterden currently stands at just over 8,000, and there has been relatively little population and housing growth over the last 10-15 years, despite the town being the second largest settlement in Ashford District. This lack of growth has led to ageing; the town has a much older age profile and higher proportion of older households than the District. The demand for housing is such that all types of housing attract a premium in Tenterden, particularly flats and terraced housing. The relative premium on large house is less, although this still represents a c.£10,000-£48,000 premium compared to the District averages. It is therefore evident that in addition to meeting future needs arising from demographic change (migration, household formation), housing provision in Tenterden is justified on the basis of demand-side factors (i.e. market signals, including house prices and affordability).

3.0 Assessment of growth options

- 3.2 A number of scenarios led by the degree of housing provided in Tenterden have been assessed, ranging from 0 to 1,200 dwellings. Demographic-led scenarios (which assess need based on natural change and migration) have not been presented; this is because the current age profile of the town (which is significantly older than the District average) means that there would not be any need for further housing based solely on the population churn in the town. This is a result of the lack of historic growth in the town, and should not be interpreted as an indication that no further housing is needed.

Scenarios assessed

- 3.3 In total 5 scenarios have been assessed. These are:
- 1 **Zero housing** – this scenario demonstrates the impact on population change were there to be no housing provided in Tenterden over the plan period;
 - 2 **Current allocations** – this scenario takes into account allocated development in Tenterden, amounting to 625 dwellings over the plan period (although all of this development is expected to be completed by 2024);

² Behind MSOA Ashford 002, which covers the northern rural part of the District (Pluckley, Charing and Challock)

³ The next most expensive MSOA for flats in Ashford District is the MSOA Ashford 010 where flats are £165,500. This MSOA covers the south-east of the District and the settlements of Bonnington, Brabourne Lees and Brook.

- 3 **Current allocations and windfalls** – this scenario takes into account allocated development in Tenterden to 2024, and in addition assumes that 10% of the District’s windfalls will come forward in Tenterden (for the period 2022-30). This would bring total growth in Tenterden to 720 dwellings;
- 4 **c.1,000 dwellings** – this represents growth based on current allocations, windfalls and a further 250 dwellings; and
- 5 **c.1,200 dwellings** – this scale of growth would mean growth in Tenterden broadly aligns with the scale of growth across Ashford District over the plan period.

Outcomes

- 3.4 A summary of the outcomes under each scenario is shown in Table 3.1. As expected, the level of housing growth directly correlates to overall population growth and the level of migration to the town, which helps offset the natural decline (which is a result of the current population which has an old profile). All scenarios would expect to yield some growth in the number of children (age 0-17) as a result of families being able to move to the town, and this would yield a need for school spaces. A review of EduBase⁴ undertaken in March 2018 shows there is some capacity in Tenterden Infant School (ages 5-7) and in St Michael’s Primary School (ages 4-11). Capacity at Tenterden Church of England Junior School and at Homewood School and Sixth Form is limited, however development is likely to bring forward either new education provision or financial contributions to expand existing provision.
- 3.5 The younger working age group is expected to increase in line with the scale of development proposed – this group includes families and those who are most economically active, which in turn brings local spending which supports local shops and services. The significant reduction in older working age people (45-64) is a direct result of the low number of current residents who are of younger working age. As current residents of older working age grow older over the plan period (and move into the 65+ age group) there will be few people to replace them. Whilst the provision of new housing will attract younger people to the area, it will take time for these people to move into older age groups.
- 3.6 The older population is expected to increase even if no housing were provided, as a result of existing residents in the town ageing (particularly those of older working age moving into retirement). Whilst the number of older people is expected to increase even with additional development, growth in younger age groups means that this growth is offset. For example, by 2030 it is expected that, without any further housing, the average age of Tenterden residents would be c.52 years. With growth of 1,200 dwellings, although the number of 65+ residents increases more in absolute terms (by c.500 over the period), the average age would be much lower, at 45 years in 2030.

⁴ EduBase, now available at <https://get-information-schools.service.gov.uk/>

Table 3.1 Summary of outcomes

	Zero housing	Allocations (625 dwellings)	Allocations + windfalls (720 dwellings)	c.1,000 dwellings	c.1,200 dwellings
Population Change	29	1,575	1,806	2,413	2,901
Change (%)	0%	20%	22%	30%	36%
of which natural change	-676	-440	-424	-395	-379
of which net migration	705	2,015	2,231	2,808	3,280
Household Growth	0	594	684	921	1,111
Dwellings	0	625	720	970	1,170
Dwellings p.a.	0	45	51	69	84
Change in...					
0-17	94	530	584	718	819
18-44	344	980	1,089	1,385	1,628
45-64	-558	-265	-225	-120	-37
65+	149	331	358	431	490
18-64	-214	715	864	1,264	1,591

Source: Lichfields using POPGROUP

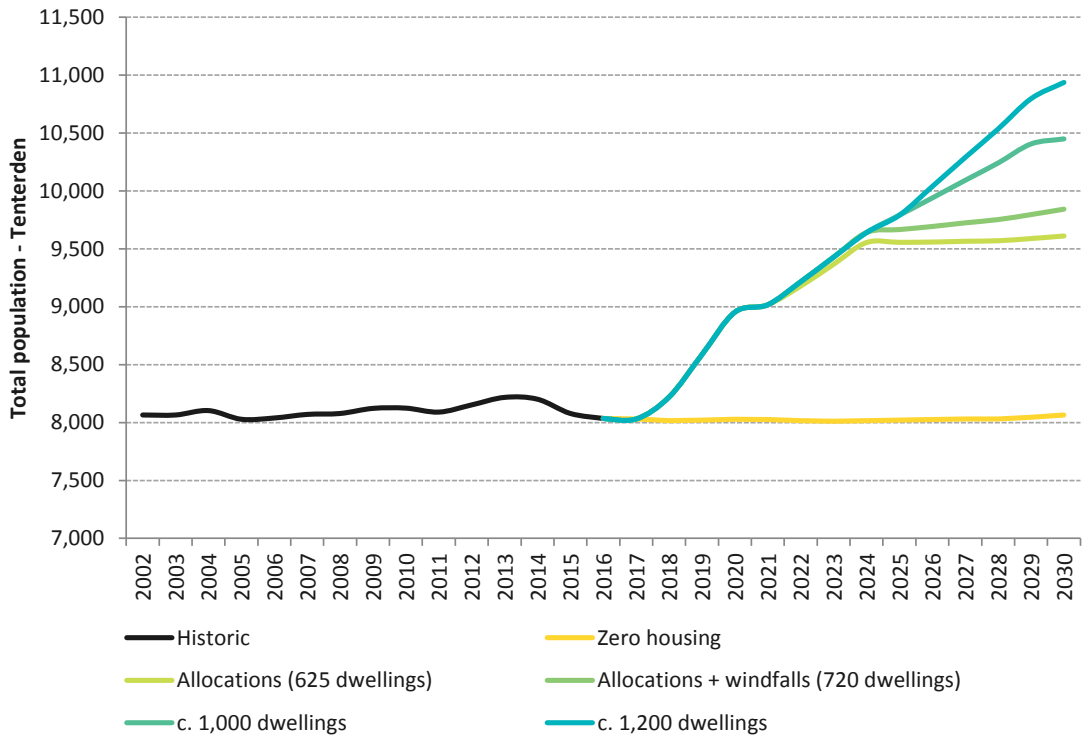
- 3.7 The outcomes in terms of overall population growth are shown in Figure 3.1, and a summary of growth by each of the broad age groups is shown in Figure 3.2. The scale of growth in the future directly correlates to the level of housing growth, with current allocations indicating the population will be c.9,500 by 2030, however the population could be as high as 11,000 based on 1,200 dwellings. In the context of historic change in Tenterden (with the population being broadly stable over the last 15 years), population growth of the scale shown in Figure 3.1 might appear significant for the town. However, as shown in Section 2.0 (and in Table 3.2), the population of Ashford District has historically been growing, and as a result Tenterden's comparative size (i.e. as a % of the total population in the District) has been declining.
- 3.8 Based on current allocations, Tenterden's share would increase slightly from its current level, from 6.4% in 2016 to 6.6% by 2030, however this is still far short of where Tenterden was just 14 years ago in 2002 (at 7.7%), as shown in Table 3.2. Even at 1,200 dwellings, with growth to around 11,000 people by 2030 Tenterden would only just be returning to its share as of 2002 (7.5% compared to 7.7%). On this basis whilst growth of this scale might appear significant (and out of line with past trends), it would not result in Tenterden becoming unusually large in the District-wide context when compared to where the town was 15 years ago. It is also notable that even at a level of 1,200 dwellings, the rate of housing growth in Tenterden would not exceed to the rate of growth across Ashford District as a whole.

Table 3.2 Historic and Projected Population of Tenterden as a share of Ashford District

	Historic	Current	Future (2030)				
	2002	2016	Zero housing	Allocations	Allocations + windfalls	c.1,000 dwellings	c.1,200 dwellings
Tenterden Population	8,065	8,035	8,064	9,610	9,841	10,448	10,936
Ashford Population	104,377	126,151	145,330*	145,330	145,330	145,330	145,330
Tenterden Share	7.7%	6.4%	5.5%	6.6%	6.8%	7.2%	7.5%

Source: Lichfields based on ONS/POPGROUP *Ashford population in 2030 based on ONS 2014-based SNPP

Figure 3.1 Summary of outcomes - total population of Tenterden



Source: ONS, Lichfields using POPGROUP

Figure 3.2 Population change by age group - Tenterden



Source: Lichfields using POPGROUP

4.0 Summary and Conclusions

- 4.1 Despite being the main service centre in the south of Ashford District, providing its residents and those of the surrounding villages with a range of shops and services, Tenterden has seen relatively low growth in recent years, despite market signals suggesting there is a strong demand for housing in the town. This low level of growth has led to significant ageing in the town, which if continued, could affect the viability of shops and services. This lack of growth has also led to a very old age profile and as a result, assessments of future need based solely on the natural churn of population in the town indicate no further housing is needed. However, this is a product of the lack of past growth (and not an indication that no housing is needed – to the contrary market signals show there is a clear demand for housing in the town).
- 4.2 As shown in Section 2.0, affordability of housing is poor in Ashford, with house prices now 9-10 times lower quartile earnings. House prices have been increasing steadily since the recession and have increased by nearly £100,000 in the last 5 years alone. House prices in Tenterden have been consistently higher than the average for Ashford, and are currently around one-third higher at just under £343,500. This cannot be attributed to the fact that Tenterden has a larger housing stock than the District overall, because the figures show that housing across all types is more expensive in Tenterden – for example, detached dwellings in Tenterden attract a 12% premium while terraced housing attracts a 25% premium. The current PPG sets out that local housing needs assessment should also take into account market signals, including indicators of affordability (ID 2a-019). These indicators demonstrate where there may be demand (over and above demographic projections) and therefore housing supply should be increased as such (the PPG states that plan-makers should apply an uplift which, on reasonable assumptions could be expected to improve affordability – ID 2a-020).
- 4.3 Taking the historic level of population in Tenterden as a benchmark (i.e. representing 7.7% of the District population 15 years age), our analysis shows that in the region of c.1,200 dwellings are needed in Tenterden over the plan period. This would result in the population of Tenterden increasing by c.3,000 over the plan period, however there has been very little growth historically in the town despite the District's population growing by c.23% in the last 15 years. This is also the only level of growth at which the number of people across all age groups (as shown in Figure 3.2) is maintained – across lower levels of growth there would be a decline in the number of older working age people (age 45-64). It is imperative that the town accommodates a sufficient scale of development to ensure that local shops and services remain viable, not least because they serve a number of settlements around Tenterden, which would have to travel further to other town centres if these services were lost.

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Issue 2: Are the spatial vision and objectives for Ashford sound having regard to achieving sustainable development and the trends and challenges in the Borough?

Issue 3 - Are the strategic objectives and the strategic approach to housing delivery and economic development delivery in terms of distribution and location sound having regard to the needs and demands of the Borough, national policy and Government objectives and the evidence base and preparatory processes? Has the Local Plan been positively prepared?

i) Is the strategy selected for the distribution of housing and economic growth, with the emphasis on Ashford town, justified compared to the reasonable alternatives? What is the proportion of development proposed in the urban and rural areas across the plan period? How sensitive are the rural areas to further growth?

1. The assessment of different strategies for the distribution of housing and economic growth was undertaken in the Sustainability Appraisal (SD02). Section 3.8 of the May 2016 Environmental Report considered four alternative strategies ranging from focusing all development in or on the periphery of Ashford to focusing significant development outside the urban area with the creation of a new settlement. Each of the alternatives were assessed against the 13 SA Objectives with the results shown in Table 11 of the Report.
2. The SA report at paras. 3.8.19 – 3.8.29 discussed the findings of the assessment against the objectives and concluded that the alternatives that focused most development in or around the Ashford urban area had the most beneficial effects on the SA objectives and, on balance, alternative 4.2, which sought to focus the focus a large majority of development in and on the periphery of the Ashford urban area supported by proportionate growth in Tenterden, the rural service centres and other villages, was the preferred strategy for the distribution of new development.
3. In preferring this strategy, the SA highlighted clear advantages over the alternatives that focused larger amounts of development in the rural parts of the borough. In particular, the six SA objectives that related to landscape and townscape quality; accessibility to services and facilities; the encouragement of modal shift and connectivity; relationship to current and future infrastructure requirements; the efficient use of land; and the facilitation of economic growth and employment opportunities, all showed a significant advantage for the alternative strategies that focused most development at Ashford itself.

4. The SA Report then went on to consider the options for development in and around the Ashford urban area. Section 3.9 of the SA Report considered three alternatives based on growth to the north-west of the town; growth to the south of Ashford; and a more distributed pattern of development. Again, these alternatives were assessed against the 13 SA objectives in Table 12 of the report and it was concluded that the third option (dispersed distribution) was the most sustainable.
5. Alongside the Main Changes consultation in 2017, the Council also prepared and consulted on an Addendum to the SA Report (July 2017). This reviewed the outcome of the main SA report by assessing the effects of additional housing allocations in the rural areas of the borough to ensure that this would not significantly affect the preferred strategy for development in the Local Plan.
6. Whilst acknowledging that more housing development in the rural areas presents a risk in relation to some of the SA objectives, the Council also recognised the need to provide for both more housing overall (as a result of the updated SHMA) and address concerns over short term housing delivery given the inability at that stage to be able to demonstrate a five year housing land supply. This led to the large majority of additional allocations being located in the rural parts of the borough but with the focus being on the proportionately larger allocations being related to locations at or near rural service centres or along the A20 corridor between Ashford and Charing where accessibility is good and proximity to main services is relatively high.
7. The overall approach to the distribution of housing and economic development in this Plan is substantially consistent with the widely acknowledged and accepted model of development for the borough that has formed the basis for Local Plans in the borough over the last 30 years. The Core Strategy approach was of course influenced by the regional planning strategy of the time and Ashford town's designation as a regional growth centre. It represented a magnified version of previous growth strategies based on the sustainability credentials of the Ashford urban area and the desire to retain the character of the wider countryside and the many attractive and historic settlements that lie within it. It is notable that it was not the whole of the borough that was designated as regional growth area but that entirely different strategies were adopted for the urban area and the rural areas with separate housing targets (policy CS2 of the Core Strategy). This is discussed in the Housing Topic Paper (SD08) at paragraphs 36-38.
8. Since the adoption of the Core Strategy, Ashford town has seen major infrastructure improvements at M20 Junction 9 and the associated Drivers roundabout to the west of the town and is now seeing the improvements to Junction 10/10a and the A2070 coming forward. Crucially, Ashford's traditional role as a rail hub has also been strengthened by the introduction of domestic services on High Speed 1 to central London in 2009. The reduction of the rail journey to the capital to 38 minutes (via the huge new redevelopment areas at Ebbsfleet and Stratford) coupled with its place on the International Rail network to mainland Europe makes the town almost uniquely connected outside the major conurbations. This can only serve to increase the town's sustainability.
9. The sensitivity of the rural parts of the borough to additional development has been considered in the SA. There are nationally designated areas (two AONBs, SSSIs, etc) that act as a natural constraint to development but the sensitivity of the character and beauty of non-designated countryside to significant growth should not be underestimated, as it is the wider character and beauty of the countryside and the villages that sit within it that creates the attractive environment that is characterised as the 'Garden of England'. Significant additional growth here, at least in many areas, risks

undermining those qualities and character.

10. The nature of the rural areas of the borough means that most higher order services are provided in Ashford, or to a lesser extent, Tenterden. Inevitably, access to such services will for most residents be via the private car. Significant increases in the rural population through new development will place both added pressure on the limited services available but also greatly add to the need for use of the private car, contrary to the aims of the NPPF.
11. If the peripheral allocations around Ashford are considered 'urban', as they should be, then the proportion of all development identified in the Plan / housing trajectory (excluding windfalls) in rural areas is around 15%. Policy SP2 identifies the urban / rural split for allocations that are either 'new' in this Local Plan or rolled forward from existing non-started allocations (i.e. the 6,749 figure in Table 1 of the Submission Plan), the proportion of housing allocated in rural locations is c. 23%. If only 'new' allocations are counted, the equivalent proportion in rural areas is approximately 24%.

ii)	Is the plan period of sufficient length to ensure the delivery of the strategic objectives?
-----	--

12. Yes. The Council believes that the period to 2030 is adequate for the delivery of the strategic objectives and vision in the Plan. It is acknowledged that there is a risk that external factors may exert an influence on this (wider macro-economic fluctuations, the effects of any eventual Brexit 'deal' between the UK and EU, etc) but the Plan contains flexible policies and a significant housing buffer that can help to ameliorate such factors locally if they arise. Key infrastructure such as M20 Junction 10a is now being delivered and so there are no key constraints to growth coming forward, whilst there is now clear evidence on the ground, especially in Ashford town centre, that previously stalled aspects of the local housing market are now growing and diversifying.

iii)	Will the strategy satisfactorily and sustainably deliver the new development and infrastructure needed over the plan period?
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13. Yes. The Local Plan strategy reflects a mix of sites of different size and location within an overall model of sustainable development which has been robustly assessed through the evidence base that supports the Plan. Deliverability and developability have been assessed as appropriate through the SHELAA and the SA and viability has been assessed to ensure that there are no undue burdens within the Plan's polices that might prevent development coming forward, all in line with the NPPF and guidance.
14. Key infrastructure necessary to enable development to come forward, such as M20 Junction 10a, is designed and costed and now in the process of being delivered. Where site specific infrastructure is required, this has been fully considered and included in the relevant site policies. The Council has worked closely with its partners to identify where new services and facilities will be needed to mitigate the additional pressures arising from new development and this is set out at length in the Infrastructure Delivery Plan that accompanies the Local Plan.

iv)	In assessing the viability of the Local Plan and having regard to paragraph 173 of the NPPF has sufficient account been taken of all the relevant standards in the Plan and the future implications of CIL?
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15. Para 173 of the NPPF focusses on deliverability of the plan and requires that sufficient account is taken of the costs of policy requirements along with the normal development costs and mitigation, with competitive returns to a willing land owner and willing developer.

16. As part of the preparation of the Local Plan, the Council commissioned Three Dragons to assess the viability impact of then draft policies affecting development costs and this work is contained in the 2016 and 2017 viability studies jointly making up document SD09. The 2017 study used the same value and cost data as the 2016 work, but took account of the draft Local Plan main changes to affordable housing and accessibility policies. Overall, SD09 takes account of the cost of policy requirements along with the normal cost of development and mitigation as follows:

- The viability testing was based upon a residual value assessment, where the value of development net of the build, policy and other costs is compared to benchmark land values. The residual value approach is recommended by the guidance in Viability Testing Local Plans¹.
- The values for market housing use Land Registry price paid data along with consultation with estate agents active in Ashford Borough.
- The values of affordable housing are included in the modelling at the proposed rates and tenure mixes set out in the Local Plan. This information makes use of a survey of registered providers active in Ashford Borough.
- Cost allowances for development standards such as accessibility and water efficiency are included (using published cost estimates²), and the case study characteristics used in the testing include space standards, green space, parking and private amenity requirements. Larger sites include a proportion of self-build.
- Normal costs of development such as build costs, plot servicing, professional fees, finance and local mitigation are included in the viability testing. This is based upon sources such as BCIS as well as various inputs discussed with the development industry during the 2015 workshop³.
- Developer returns are built into the viability testing at standard risk-related rates. Developer returns were discussed during the 2015 workshop.
- Larger case studies include additional development allowances in recognition of the higher costs often associated with this scale of development. Strategic site infrastructure cost allowances were discussed during the 2015 workshop.
- The residual value of development is compared to benchmark land values, which are estimates of the value that a landowner will be incentivised to sell a site.

¹ Local Housing Delivery Group, 2012, Viability Testing Local Plans, page 25

² EC Harris for DCLG, September 2014, Housing Standards Review Cost Impacts

³ See workshop notes in Annex 1 in the 2016 and 2017 Viability Studies (SD09)

Benchmark land values were discussed during the 2015 workshop and are also reviewed in the Viability Studies⁴.

- The 2017 viability testing also indicates the 'headroom' on a per dwelling basis for additional infrastructure or s106 costs beyond that already included as policy compliant normal development costs.

17. Sections 2 and 3, along with Annex 2 in both the 2016 and 2017 Viability Studies (SD09) contain the assumptions used in the viability testing.

18. Through this testing, it has been established that the Local Plan 2030 does not apply policy burdens or obligations that would lead to development viability being threatened. Para 10 in the summary of the 2017 Viability Study (SD09) notes that overall the development proposed in the Local Plan is viable when tested against the Policy HOU1 requirements and that there is capacity to provide additional infrastructure in line with the Local Plan's wider policy requirements. This includes the two strategic sites (Court Lodge and Kennington). However, there are some types of development (e.g. flats in Ashford Town) where viability is weak but this is reflected in the Local Plan policy approach for development in that area.

19. It is accepted that the viability testing at this stage can only ever be a snapshot in time and that it applies a strategic approach to the issue of policy burdens, but the extensive and iterative nature of the work clearly ensures that sufficient account has been taken regarding viability.

20. In order to take account of individual site circumstances, outside the characteristics of the case studies in the viability testing, the Local Plan adopts a highly flexible approach to the issue of viability (SP5, HOU1, IMP2). It sets out that should viability evidence demonstrate that a site cannot meet all requirements, then either deferred contributions are triggered or certain infrastructure / obligations may be set aside where the benefits of delivering the development outweigh the harm. This flexible approach is already being successfully applied by the Council and has been for a number of years. Examples can be provided if required.

21. When the Council proceed with CIL in due course, then the Charging Schedule will take account of all the standards in the Local Plan in determining what levy can be supported without jeopardising development.

22. It is worth noting that the 2016 viability testing (SD09) was based upon the 2016 draft Local Plan requirements and at the time the approach was accompanied by a 2016 CIL Preliminary Charging Schedule. This proposed rates of between £30-£60/sq m where affordable housing is being provided (except in Ashford Town) and £75-200 sq m for smaller developments without affordable housing (except flats in Ashford Town). While some aspects of the Local Plan have been amended since 2016, many of the key requirements are the same and the principle remains that development is generally viable and able to contribute to infrastructure as well as providing affordable housing.

⁴ See Annex 3 in the 2016 and 2017 Viability Studies (SD09)

v)	In setting the strategic objectives and the approach to delivery has regard been had to the purposes of the Areas of Outstanding Natural Beauty within the Borough as required by Section 85 of the Countryside and Rights of Way Act 2000 and as explained in the PPG on Natural Environment? (ID-8-003-20140306)
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23. Yes. In accordance with Section 85 of the Countryside and Rights of Way Act 2000, which requires relevant authorities to have regard to the purpose of conserving and enhancing land in an AONB in exercising or performing any functions in relation to, or so as to affect, land in an AONB, the overarching Vision of the Local Plan (paragraph 3.11) commits the Ashford Local 2030 Plan to the conservation and enhancement of the two AONBs that fall within the boundary of Ashford Borough.

24. The Strategic Objectives (Policy SP1), which deliver the Plan’s Vision, form the basis for the Plan’s policy framework and provide the Plan’s core delivery principles, require all new development to conserve and enhance the Borough’s natural environment, including designated landscapes and biodiversity. Strategic objective SP1 b) underpins Policies ENV1 and ENV3b and all site policies affecting land in or affecting the Kent Downs or High Weald AONBs.

25. A Statement of Common Ground has been agreed between the Council and the Kent Downs AONB Unit. With regard to the strategic approach to delivery, the Statement includes confirmation that AONB Unit is satisfied that Policy ENV3b as amended addressed its concerns on this issue. (The High Weald AONB Unit did not make representations on the strategic objectives and the overarching policy approach to delivery).

vi)	Does the Local Plan plan positively for the infrastructure required across the Borough? Does the Local Plan make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development in line with the PPG on Local Plans (ID 12-018-20140306)? In particular, the Infrastructure Delivery Plan (SD10) identifies a need for additional provision in respect of education, waste water, health infrastructure, sports provision, strategic parks, green space and allotments. Where and how is that provision to be made?
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26. Please note, the response to this question should be read in conjunction with the Council’s response to Issue 11 which covers issues relating to transport infrastructure.

27. Yes, the Local Plan positively plans for infrastructure that is required to meet the needs of the development proposed. The Local Plan approach is informed by an extensive Infrastructure Delivery Plan (IDP, document SD10) which has been produced in tandem

with the Local Plan and in early consultation with local providers to understand their investment plans and critical dependencies.

28. The Local Plan is infrastructure led in that the majority of development utilises existing infrastructure, or infrastructure that is soon to be in place in response to extant commitments, many of which are under construction. Stakeholders support this principle as it represents the most sustainable and cost effective option and does not require significant levels of new infrastructure to be built in unsustainable locations. More details are provided in the Housing Topic Paper (SD08), see Section 3.

29. It should be noted that the Council has a strong track record of working with public stakeholders and partners, as well as developers, to ensure that new development is properly served by new or existing infrastructure. In recent years, a substantial amount of funding has been secured to aid the delivery of significant infrastructure, as expressed under Section 1 of the IDP.

30. With regards the first five years of the Plan, the IDP provides an itemised list of infrastructure projects in Section 3, the Infrastructure Delivery Schedule (IDS). It also sets out the intended delivery body, the anticipated funding amounts, where funding sources are already agreed and to what extent new development is directly reliant on its delivery. As the PPG recognises, there is less detail provided for the latter part of the plan period, as the providers are more uncertain about their requirements and the potential sources of funding to deliver them.

31. The Local Plan responds to this evidence by making explicit references to required infrastructure where it is necessary to do so. Examples include:

- Policy S1 refers to the need for proportionate contributions towards the delivery of strategic parking provision in the town,
- Policy S2 requires the delivery of a primary school on site,
- Policy S3 provides for the expansion of Discovery Park, including the provision of additional areas of publically accessible open space as well as the delivery of a local centre and associated play facilities,
- Policy S4 requires the delivery of community facilities on site,
- Policy S12 secures contributions towards the provision, enhancement and maintenance of Victoria Park,
- Policy S14 requires an extension to the green corridor along the eastern part of the site,
- Policy S19 requires contributions to help deliver the vision for the nearby Conningbrook Lakes Country Park (one of two Strategic Parks),
- Various policies include requirements for proportionate contributions towards the delivery of Junction 10a, improvements to the local road network, improvements to the bus service, contributions towards primary education, provision of new cycle and pedestrian links and ensuring connectivity to the local sewage network.

32. It should be noted that a range of significant infrastructure is also due to come forward as part of the Chilmington Green development, a 'garden suburb' of 5,750 currently being built that will be supported by four primary schools, a secondary school, significant amounts of open space and sports facilities, community buildings and health provision.

33. Although Chilmington Green falls outside the scope of the Local Plan, the infrastructure it intends to deliver is relevant as it will provide a range of facilities that are able to be enhanced or expanded when new development in the Local Plan comes forward, where it is justified to do so, for example through the application of policies COM2 – COM4.

Doing so utilises existing or planned infrastructure wherever possible, which is the most sustainable approach.

34. The Local Plan supplements the detailed approach with a range of policies that are relevant to the delivery of infrastructure, most notably under Section E (Community Facilities) and Section F (Implementation). Policies within these sections establish the requirement for development to meet its needs, as the community is established, and sets out that localised need should normally be provided on-site with wider needs targeted towards hubs (COM1 and COM2). This covers a range of provision, including sports, arts, community, voluntary sector, education and health, open space and play areas.
35. Policy IMP1 sets out that the Council's commitment to continue joint working with relevant service providers to ensure and secure infrastructure to support development as it takes shape. Policy IMP2 outlines the means through which funding will be secured through development while providing flexibility both for developers and to take account of future changes in the ways contributions can be collected and whether any contributions could be deferred if justified.
36. With regards the issue of viability, the 2016 and 2017 Viability Studies (SD09) consider the capacity of development to contribute towards infrastructure. In addition to the standard development costs, the viability testing includes £2,000 per dwelling for infrastructure to mitigate local site-specific impacts, and the larger sites include allowances of between £50,000 and £200,000 per net ha for larger scale development site infrastructure. This is in addition to the allowances for external works, which will also form part of the funding for site infrastructure.
37. In addition to these site-based infrastructure allowances, the 2016 and 2017 viability studies also considered funding for strategic infrastructure, but in different ways:
 - The 2016 study tested specific infrastructure contribution amounts, which included £5,500 per dwelling for J10a for some case studies. Other case studies were tested with amounts ranging from £7,500 to £15,000 per dwelling to explore the impacts on viability. Based on this testing the Council consulted on a Preliminary Draft Charging Schedule which proposed rates of between £30-£60/sq m where affordable housing is being provided (except in Ashford Town where £0/sq m was proposed) and £75-200 sq m for smaller developments without affordable housing (except flats in Ashford Town where £0/sq m was proposed). CIL will now be dealt with by a separate examination process but the principle remains that development is generally viable and able to contribute to infrastructure as well as providing affordable housing.
 - The 2017 study used a different approach, with the case study viability testing exploring the potential for infrastructure funding on a per dwelling basis. In addition to the standard small and large-scale development costs and the allowance for £2,000 per dwelling, the 2017 viability testing showed that the majority of case studies were able to provide £5,000-£9,000 per dwelling in Ashford Town, £2,000-£10,000 per dwelling in Ashford Hinterlands and £2,000-£28,000 per dwelling in Rest of Borough (see SD09 2017 Table 5-2). The two strategic sites at Court Lodge and Kennington were able to provide approximately £6,000 per dwelling for infrastructure (see SD09 2017 Table 6-2).
38. While the amount of infrastructure funding from development will vary depending on location and site characteristics, it is clear from the analysis that development will be able to play a role in the infrastructure funding strategy in the IDP (SD10), which relies on a combination of developer contributions, service providers, economic development

agencies and local authority funding (see P8 onwards).

39. In summary, the Council considers that the Local Plan provides the right balance between providing as much certainty as possible regarding the level and type of infrastructure needed, balanced against being as flexible as possible to ensure that the needed infrastructure will be delivered. In doing so, the approach is considered consistent with the guidance contained in the PPG.
40. It should also be noted that the Council continue to have discussions with local providers over the delivery of infrastructure and these will continue over the plan period. This includes engagement with the South East Local Enterprise Partnership (SELEP), the Ashford Strategic Delivery Board, Kent County Council, various water bodies through the Ashford Water Group and the Ashford Health and Wellbeing Board. More details are provided in the Local Plan (paras 2.20 to 2.25).



Inspectors 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 new standardised methodology for calculating local housing need set out in the housing White Paper of February 2017 and the Government consultation of September 2017 on Planning for the right homes in the right places?

1. The Council considers that no weight should be given to the new standard methodology. At the time of writing it remains "draft." Transitional arrangements were proposed in the Planning for the Right Homes consultation, outlining that for plans such as this one, the examination should progress using the current approach/ method (i.e. that in the PPG). This has been carried forward in Paragraph 209 in the NPPF consultation draft text.
2. The standard methodology takes household growth and applies an adjustment to take account of market signals based on the latest median affordability ratio. The Draft Planning Practice Guidance text (p27) makes it clear that the past under-delivery is reflected in the affordability adjustment.
3. Using the 2014-based household projections and a 2016 affordability ratio generates a requirement for 989 dpa looking forwards from 2016. Applying this to the remaining plan period from 2016 would generate a requirement for 13,846 homes.
4. The draft Local Plan has a housing target of 16,120 dwellings over the 2011-30 period. Net completions 2011-16 totalled 2,484 dwellings, resulting in a residual requirement for 13,636 dwellings.
5. The scale of the difference between the figures arising from the standard methodology and the plan requirement is thus very modest, totalling 210 dwellings (15 dwellings per annum, 2016-30).

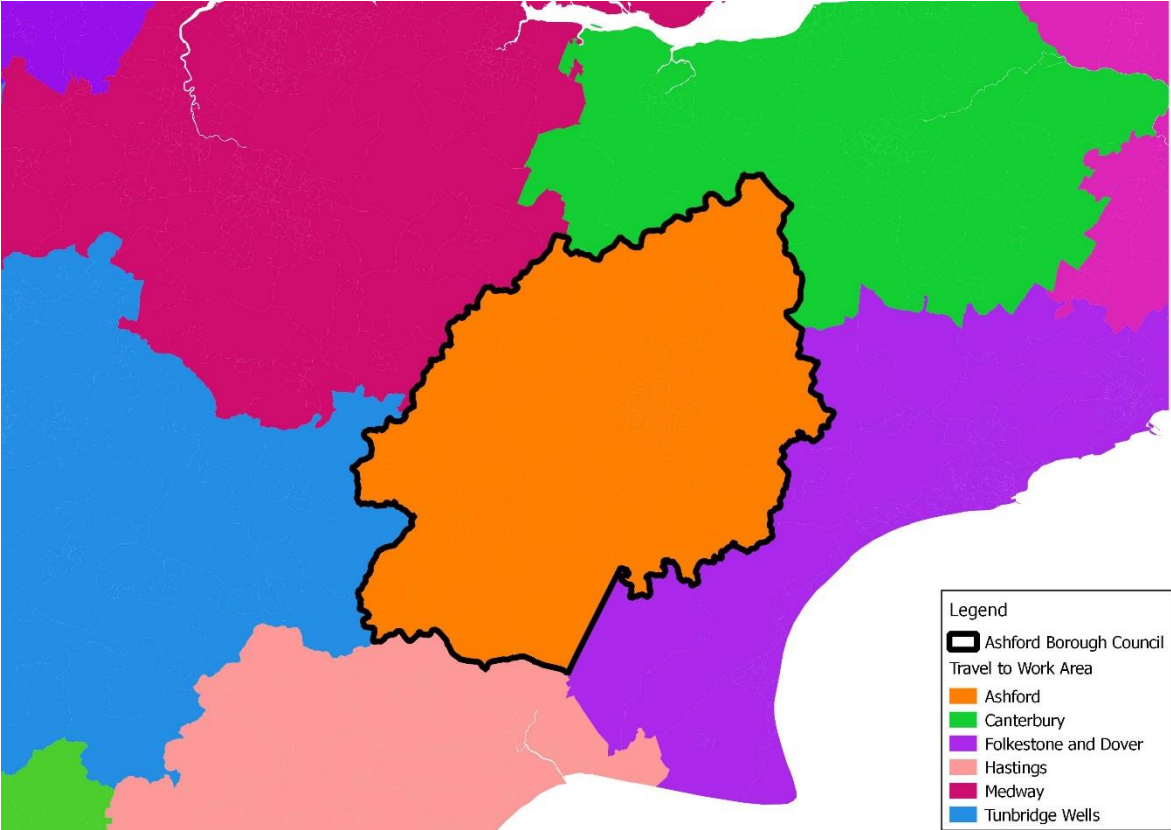
ii) Is the housing market area suitably defined having regard to the PPG on *Housing and economic development needs assessments* (ID02a-011-20140306)?

6. Yes. Chapter 2 in the 2014 SHMA (SD13) considered housing market geographies, considering existing research, house prices, migration and commuting patterns in line with

the PPG. It concluded that the geography of housing markets identified in the national CLG/ CURDS Study was appropriate, with commuting and migration analysis in particularly pointing to a largely self-contained Ashford focused HMA, which was aligned relatively closely with the Borough boundaries.

- 7. ONS has subsequently defined Travel to Work Areas using 2011 Census data. These show an Ashford TTWA which aligns with the Borough boundaries, providing further support to the SHMA’s findings.

Figure 1 - Ashford Travel to Work Area



- 8. Evidence base studies in surrounding areas have also considered housing market geographies and, whilst recognising inter-relationships (as the Council’s evidence does), have not identified Ashford as within a common HMA.

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?
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- 9. Yes. It is derived from the 2014-based population and household projections as published. These projections see strong population growth in Ashford of 23.7% (2011-31) as shown in Table 1 on Page 5 in the 2017 OAN Report, compared to 19.2% across Kent and 16.2% across the South East. This results in household growth of 15,086 households, equivalent to 754 per annum (Table 6, p15).

iv)	Is the vacancy allowance of 4.2% a suitable one?
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10. Yes. The 2011 Census showed that in Ashford Borough the number of dwellings was 4.2% higher than the number of households. This figure has been held constant in deriving figures for housing need looking forwards. It takes into account that, at any time, a small proportion of the housing stock will comprise vacant and second homes.

v)	Should any demographic adjustment be made to the household projections due to specific local circumstances (ID02a-017-20140306)?
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11. No. The 2017 OAN Report considered population growth and migration relative to historical trends in Sections 2 and 3, and household formation assumptions in Section 5.
12. Migration in the shorter-term in the ONS 2014-based population projections was consistent with recent trends, with some lowering of the rate of net migration to Ashford in the longer-term reflecting assumptions regarding falling international migration in ONS' national population projections (see Para 3.2 and Figure 3 in the 2017 OAN Study). Projected population growth was stronger than in the 2012-based SNPP and that expected across wider geographies – with 23.7% population expected in Ashford, compared to 19.2% across Kent and 16.2% across the South East (Tables 1 and 2 in the 2017 OAN Study).
13. GL Hearn interrogated household formation rates for different age groups, and considered whether adjustments would be appropriate. It found that whilst household formation amongst those in their late 20s and early 30s fell between 2001-11, the CLG Household Projections were expecting a return to 2001 levels. Increasing household formation was also shown for those aged 35-44. It found that household formation rates of younger households were notably higher than in many other parts of the South East region (Para 5.7). GL Hearn concluded on the basis of the evidence that no demographic adjustment was therefore warranted.

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?
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14. Yes. The Strategic Employment Options Report sought to explore a number of different scenarios for Ashford's economy. Cambridge Econometrics' advice at that time was that the Downside Risks Scenario at that time was the most likely assessment of economic performance (EDB04, Para 10.5). This saw employment growth of 9,200 jobs, 2011-30.
15. The higher "enhanced performance" and "enhanced productivity" scenarios sought to consider factors which could influence economic performance and potential policy choices (Para 6.2). However, the report did recognise that there were challenges in

achieving this, including in regard to trade with the European Union, retention and growth of manufacturing employment, to delivery of office floorspace in Ashford, and in respect of further development in Ashford Town Centre.

16. The SEOR Report was prepared in advance of the EU Referendum. There are inevitably uncertainties regarding medium- and longer-term economic performance at the current time associated with the future trading relationship which the UK is able to negotiate with the EU and other trading partners. Economic forecasts have been downgraded notably since the EU Referendum.
17. At a local level, it is taking time to develop the commercial office market in Ashford, with the first office building being delivered with the Council's support.
18. Cambridge Econometrics forecasts from Autumn 2017 show lower employment growth forecast across the South East region compared to the SEOR Report (0.8% pa vs 0.9%) and nationally across the UK (0.7% vs 0.8% pa). Set against this the 1.4 – 1.5% pa growth as envisaged in the Enhanced Performance and Productivity Scenario is not considered realistic.
19. The baseline economic scenario provides a positive but realistic scenario for economic growth, which envisages 1.0% pa growth in employment across the plan period.
20. As the 2017 OAN Study indicates, the 2014-based SNPP would support workforce growth of 13,200 persons (12,800, 2011-30). This exceeds the growth in jobs of 12,500 in the SEOR Baseline Scenario. The Study found no need to make upwards adjustment to migration/ housing need in drawing conclusions on the OAN.

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?
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21. The 2015 SHMA Update showed a deterioration in the affordability of market housing over the 2001-11 decade, as seen in many areas across the UK, but pointed to a fundamental shift in market conditions since 2007. The analysis showed:
 - Median house prices in Ashford which were slightly below the Kent average overall and for different types of homes, and notably below those in Maidstone and Tonbridge and Malling; but above the national average. Prices had increased relative to earnings over the longer-term; and rents had grown – albeit to a lesser extent in Ashford than other parts of Kent;
 - Comparatively strong levels of housing delivery across the three authorities considered (Ashford, Maidstone and Tonbridge and Malling);
 - A lower quartile affordability ratio of 8.15 in Ashford in 2013, which whilst above the national average, was modestly below average relative to other parts of Kent;
 - Growth in households living in over-occupied accommodation of 0.6pp and of people living in HMOs by 0.5pp between 2001-11, which was well below the increased seen at a regional and national level.

22. It considered that a modest uplift was warranted, and modelled an uplift of 1% through adjustments to household formation as a response to the market signals evidence.
23. By the time of the 2017 OAN Study, the evidence suggested that house price inflation has returned whilst wages had remained fairly static (as broadly has been the case nationally) resulting in a deterioration of the lower quartile affordability ratio to 9.6. However other evidence continued to point to a mixed picture, including land values which were 28% below the national average excluding London; with evidence that rental trends had been relatively flat with rental affordability better than in Maidstone or Tonbridge and Malling. The land value evidence did not point to a shortage of residential land or justify a particularly large market signals adjustment.
24. The affordable housing needs evidence showed a need for 368 affordable homes per annum. Taking account of the likely delivery of affordable housing in line with policy requirements, the 2017 Study indicated that in theory between 920 – 1840 dwellings per annum would be required (2013-30) to meet the affordable need in full.
25. Market signals and affordable housing evidence are appropriately considered together, given the interactions between them, whereby entry level housing costs influence the affordable housing need. By implication, an improvement in the affordability of market housing over time will reduce the level of affordable housing need.
26. The High Court has set out in *Kings Lynn & West Norfolk v SSCLG and Elm Park Holdings* [2015] that affordable housing needs should be addressed in determining the OAN, but that neither the Framework nor PPG suggest that they have to be met in full, essentially as in practice this would often generate a figure for which there is little or no prospect of delivering in practice (see 2017 OAN, Para 9.8-9.11).
27. In defining OAN, the PPG sets out in ID 2a-003-20140306 that “*Assessing development needs should be proportionate and does not require local councils to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.*” The consideration of the deliverability of the OAN figure is reasonable on this basis.
28. Furthermore in respect of adjustment for market signals, the PPG outlines in ID 2a-020-20140306 that this should be set at a level which is reasonable. The consideration of the growth implied by the demographic projections, the Council contends, is logically an influence on what adjustment is reasonable.
29. The 2014-based household projections show population growth of 23.7% in Ashford, which is significantly higher than the average rate of growth expected across the South East (16.2%) or England (14.6%) (2017 Study, Table 1). Two thirds of this is driven by net in-migration to the Borough, with the level of net migration expected over the plan period 29% higher than in the 2012-based Projections. The household projections already build in increases in household formation amongst younger households (2017 Study, Figure 5).
30. The Borough has seen rates of housing delivery over the last decade which are within the top 10% of local authorities nationally (Housing Topic Paper, p12). The demographic evidence shows that this has contributed to strong net migration to Ashford.
31. The upward adjustment of 5% in response to the market signals and affordable housing evidence in the 2017 OAN Study was assessed as appropriate in this context, with the assessment concluding that a higher uplift was unlikely to be deliverable (Para 9.19). As the table on Page 12 of the Housing Topic Paper shows, there are only three authorities nationally which have sustained a 1.6% pa growth in housing stock or above over the last

decade, two of which are in Central London. This is consistent with the conclusion of the Sustainability Appraisal (SD02) at para. 3.6.19 that a significant increase in the Local Plan housing target to meet affordable housing need was not considered to be a reasonable alternative for the purposes of assessment.

32. The Council considers that a higher level of housing delivery than planned for would be undeliverable in a sustainable way. (see the response to Issue 5 iv).

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?
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33. The allowance for additional migration from London is not part of the OAN. The ONS demographic projections already take into account in-migration from other areas, including London, and are dynamic projections which take account of how demographics in other areas from which people move to Ashford are expected to change.
34. The SHMA modelled a London migration scenario as a sensitivity analysis to consider potential issues of alignment with the 2013 London SHMA, which formed the basis of the current London Plan (“the FALP”). This was planning for housing provision in London of 49,000 homes per year. The modelling assumptions reflected uncertainty regarding how migration from London would change as the economy and housing market emerged from recession and modelled an increase in migration from 2017 forwards as this was the approach adopted in the GLA 2013-based Demographic Projections/ 2013 SHMA.
35. The Greater London Authority (GLA) has since published and consulted on a new draft London Plan, and updated its evidence base. The 2017 London SHMA identifies a need for 66,000 homes a year; and the plan identifies capacity within London for 65,000 homes pa and proposes to plan for this level of provision, essentially meeting London’s needs within London.
36. The GLA has published alongside the 2017 London SHMA demographic projections for areas outside of London which align with the draft London Plan evidence base. These (Central Scenario) expect household growth of 13,700 between 2011-31, equating (including an allowance for vacant homes) to a housing need of 714 dpa. This is below with the demographic need set out in the 2017 OAN Report (786 dpa), and there is therefore no need for an adjustment in drawing conclusions on the OAN.
37. The Council is aware that these issues have been considered at other local plan examinations in the South East region. Other authorities have not been required by Inspectors to make adjustments for higher migration from London. The Maidstone Inspector’s Report of July 2017 (Para 108) considered similar issues, noting that no request had been made from the GLA or any other authority to accommodate unmet needs; and that it is possible that a future increase in in-migration from London could place pressure on areas beyond the Green Belt such as Maidstone which have transport links, but concluded that this was a matter which should be considered in the first review of the plan when policy provisions for housing become clearer.
38. Nonetheless the Council considers that planning for an uplift of 442 dwellings is a sound planning approach which accepts the high quality of the Borough’s transport links to the capital, as well as the wider market signals and affordable housing evidence in the SHMA. It represents positive planning.

ix)	Has an allowance been made for vacancy and second home ownership of existing and future housing stock?
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39. Yes it has. The modelling assumes no changes in the proportion of vacant/second homes in the existing stock, and has applied an uplift of 4.2% to household growth to account for a proportion of vacant and second homes in housing stock delivered over the plan period.

x)	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)?
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40. The evidence base shows a need for 368 affordable homes per annum (2013-30). Table 18 in the 2017 OAN Study shows that to meet this in full would require between 920-1840 dpa, depending on the proportion of affordable housing delivered.

41. With 30% affordable housing delivery, a 56% uplift on the demographic need of 786 dpa would be required to 1227 dpa to meet the affordable housing need in full.

42. The Council has given consideration to uplifting the requirement in response to the affordable housing needs evidence in line with the *Kings Lynn* judgment, as detailed in Section 5 of the Council's Housing Topic Paper.

43. The majority of affordable housing is delivered on mixed tenure schemes and influenced by residential development viability. To meet the affordable housing need in full at 30% affordable housing provision would require 2.4% pa growth in housing stock, which is essentially above what any areas nationally has consistently delivered over the last decade (see Housing Topic Paper, p12).

44. Any upward adjustments within an OAN calculation would deliver additional market and affordable housing. Market housing provision which reduces market housing costs over time will reduce the scale of affordable housing needs.

45. The 5% upward adjustment in the 2017 OAN Study would contribute to provision of additional affordable housing and was considered to be the upper limit of what can be considered achievable. The Council has also taken into account the affordable housing need in its decision to include the additional 442 dwellings in the housing requirement. Increasing housing provision to levels at which there is no realistic prospect of delivery would not be an effective way of addressing affordable housing needs.

xi)	Should the housing requirement be set out in policy as an annual average or should a stepped requirement be included?
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46. The Local Plan does not set out an annual housing figure that is required to meet the housing requirement over the plan period. However, Table 1 of the Local Plan on page 18 clearly sets out that the plan's overall OAN is 15,675 dwellings which equates to 825 dwellings per year over the plan period (2011-2030). Should it be deemed necessary in

terms of providing clarification for this figure to be incorporated into policy then the Council would have no objection.

47. With regards to incorporating a stepped housing requirement into the Local Plan, the Council do not believe this approach is necessary as a means of meeting future housing need. The Council's evidence, as demonstrated through the Housing Topic Paper (SD08), explains that many of the sites in the Local Plan are now starting to come forward and deliver housing completions, whilst the advice from developers and housebuilders to the Council indicated by the responses in Appendix 2 to the Housing Topic Paper clearly suggests a desire to start new housing sites soon. This is reflected in the housing trajectory of the Submission Local Plan which shows the expectation of an increase in housing completions. Furthermore, as set under the response to Issue 5 (viii), the Council is confident that the future housing windfall assumptions are realistic and deliverable.
48. In addition, the key potential strategic infrastructure constraint of M20 Junction 10a will soon be resolved as the scheme is now under construction and will be opened to traffic in 17 months time. This timeframe is reflected in the housing trajectory and therefore not of itself sufficient justification for a stepped housing requirement in the Plan.
49. However, the Council does consider that it would be beneficial to provide some greater flexibility surrounding how any housing shortfall is met over the plan period. This is dealt with in response to question iv) above.

Council's Response to Inspector's Issues and Questions

Topic policies: General questions

25 April 2018

i) Does the Local Plan, when taken as a whole, include a strategy and policies designed to ensure that the development and use of land contribute to the mitigation of, and adaption to, climate change?

1. In accordance with paragraphs 94 and 97 of the NPPF the Local Plan includes proactive strategies to mitigate and adapt to climate change and to promote energy from renewable and low carbon sources. Such an approach is rooted in the Vision of the Plan (paragraph 3.13) and the Strategic Objectives (Policy SP1i).
2. The Local Plan includes specific policies designed to ensure development and use of land contribute to the mitigation of, and adaption to, climate change. Policy ENV6 requires new development to contribute to an overall flood risk reduction. Policy ENV7 requires all new residential development to meet water efficiency requirements. ENV10 supports proposals to generate energy from renewable and low carbon sources that reduce carbon emissions in the borough in order to minimise the impact of climate change. Policy ENV11 promotes the delivery of highly efficient buildings in terms of energy and water use in order to mitigate climate change impact through the reduction of carbon dioxide emissions.

ii) Policies TRA3a, ENV2, ENV3a, ENV3b, ENV4, ENV9, COM2 and COM3 and a number of individual site policies refer to various SPDs, other Council strategies or documents prepared by other organisations. As these are not part of the development plan and are subject to change without examination, is requiring compliance with them justified and consistent with legal and national policy requirements? If not, are there other ways of expressing the Council's intended approach within these policies?

3. Paragraph 153 of the NPPF sets out the role of Supplementary Planning Documents (SPDs) as being where they can assist applicants in making successful applications or aid infrastructure delivery without adding unnecessarily to financial burden on development.
4. The Council already has a suite of SPD in place which relates to existing adopted policies in the Core Strategy and its 'daughter' AAPs and DPDs. These include the Green Corridor Action Plan that is referred to in policy ENV2, the Landscape Character SPD (GBD17) that is referred to in ENV3a, the Dark Skies SPD (GBD12) that is referred to in policy ENV4, the SuDS SPD (GBD20) referred to in policy ENV9 and the Green Spaces and Water Environment SPD (GBD21) referred to in policies COM2 and COM3.
5. It is agreed that guidance in SPD should be there to clarify how the 'policy' requirement can be met in site specific cases, whether that is through an appropriate and proportionate developer contribution or by the delivery in whole or in part of a suitable piece of infrastructure. In all cases, it is expected that such requirements would be delivered through appropriate Section 106 Agreements and hence need to be compliant with the tests set out in Regulation 122 of the CIL Regulations.
6. Whilst it is accepted that the guidance in SPD may be amended without formal examination, SPD must be contained within the parameters of the 'parent' policy to which it relates and must be subject to formal consultation prior to adoption. The Council considers it would be self-defeating to introduce SPD that would serve to undermine the purpose of the 'parent' policy or be outside the scope of the policy including by introducing unnecessary financial burdens on development, given the difficulties this would present in defending such an approach if challenged. The same applies to any other 'strategies' prepared by the Council or other documents, such as the AONB Management Plans that are referred to in policy ENV3b.
7. The Council firmly believes that its approach of the Local Plan policy establishing the principle of 'need' with the detail as to how that 'need' may

best be satisfied on a site-by-site basis through SPD is reasonable and justified.

iii) Does the Local Plan, when taken as a whole, adequately promote the health and well-being of the community?

8. The Local Plan recognises that Health and Wellbeing are integral parts of national planning policy. Links between planning and health are evident throughout the whole of the National Planning Policy Framework (NPPF), and are therefore reflected throughout the Local Plan. Key areas of the NPPF relevant to health and wellbeing – beyond the requirements to promote healthy communities (chapter 8; paragraphs 69-77) - include transport (chapter 4), high quality homes (chapter 6), good design (chapter 7), climate change (chapter 10) and the natural environment (chapter 11). All of these have been addressed within the Ashford Local Plan to 2030. The Sustainability Appraisal (SD06) tests those policies within the Local Plan against thirteen key objectives – one of these (Objective 7) on Health and Wellbeing, and therefore the plan as a whole has been interrogated to determine its impacts on the health and wellbeing of the Borough’s population.
9. The ways in which the issue of Health and Wellbeing is addressed is distilled specifically in the Soundness Self-Assessment (SD06), explaining those policies most explicitly contributing to fulfilment of the above specific policy areas. The NPPF requires Local Plans to provide policies encouraging well-designed places which promote community interaction, including through mixed and mixed-use development, which are safe and accessible (NPPF chapter 6 and 7, and paragraph 69). Local Plan Policy SP6 requires that development proposals must be of high quality design and demonstrate a careful consideration of and a positive response to each of a number of design criteria. This includes the social aspects of design, and Building for Life standards which establish person-centred planning. Policies HOU12-15 build on this, specifically addressing the space and accessibility needs to enable people to have healthy homes.

10. Paragraph 70 NPPF states that policies should plan positively for the provision and use of shared space, community facilities and other local services, thereby promoting healthy communities. Again, this is made locally-relevant through the Local Plan's strategic policies (especially Policy SP6), but supported by Policies COM1-4 which promote opportunities for and delivery of community spaces, leisure, recreation, sport and play, allotments and cemeteries. These policies support the requirement of Paragraph 73 to identify, plan and provide for the specific qualitative or quantitative deficits or surpluses in open space, sports and recreation facilities as outlined in the Open Space Strategy (CBD04) and Playing Pitch Strategy (CBD02).

11. Natural environment and climate change issues and resilience are amplified particularly in the Local Plan's section D (Policies ENV1-15). A number of the policies contained therein – for example Policy ENV2 (Ashford Green Corridor) and Policy ENV4 (Light Pollution) seek to improve health and wellbeing indicators for local communities. Their supporting reports – the Green Corridor Action Plan (NBD02) and the Dark Skies SPD (GBD12) are important complementary documents in delivering these policies, which proactively seek to support a quality experience of the natural environment, getting people out and about while preserving and enhancing those natural features that constitute the environment. Complementing these policies, Section C (Policies TRA1-9) positively seek to provide for pedestrian and bicycle journeys promoting health and wellbeing, but balancing this with a recognition that private transport is widely used and is a component of modern living that requires a careful balanced yet flexible approach.

12. In terms of provision of primary, secondary and tertiary care provision, opportunities are taken in many site policies to promote improvement of existing community provision of health and other infrastructure. The Local Plan was produced through engagement in the Ashford Health and Wellbeing Board, with the Ashford Clinical Commissioning Group (CCG), and via engagement with local people as per PPG recommendations (Paragraph: 003 Reference ID: 53-003-20140306). This engagement is highlighted further in

the Council's Duty to Cooperated Statement (SD07) and Infrastructure Delivery Plan (SD10). On a site-specific basis, Policy S18 provides opportunity for improvement, expansion, reconfiguration and consolidation of medical facilities at the William Harvey Hospital, the borough's most strategic medical facility. As a whole, however, given the continually evolving strategic planning situation of the CCG and the NHS more generally, the Plan's policies provide flexibility to accommodate future requirements and to collect proportionate contributions towards their delivery.

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Ashford Borough Council

**LOCAL PLAN TO 2030
HOUSING TOPIC PAPER**

DECEMBER 2017



Introduction

1. This Topic Paper explains the housing strategy in the Local Plan 2030 which in the Council's view is the most sustainable planning approach for the Borough, and one that is consistent with the National Planning Policy as set out in the NPPF. Where appropriate, this Topic Paper cross references extracts from the Local Plan 2030 and the Plan's extensive range of evidence.
2. The Topic Paper begins with a summary of the Plan's housing strategy and why it represents a sound planning approach based on local circumstances.
3. Section 1 provides the background and context to Ashford's past as a growth area – a national designation attributed to the town. In doing so, it explains that the Borough has seen two distinct planning approaches being applied to the urban and rural areas respectively.
4. Section 2 provides a summary of the Borough's objectively assessed housing needs and sets out the steps and factors which have led to this figure being derived.
5. Section 3 focuses on the strategic distribution of housing across the Borough and why it is consistent with the NPPF.
6. Section 4 provides an explanation about how the housing proposed will be delivered over the Plan period.
7. Section 5 sets out the Local Plan's approach to the delivery of affordable housing.
8. Section 6 of the paper outlines the approach to Gypsy and Travellers.

Summary

9. The housing strategy in the Local Plan is a positive one. It promotes growth in order to make economic and social progress for current and future residents whilst it also recognises and responds to the Borough's environmental limits. The strategy takes local circumstances into account and responds to the different opportunities and constraints within the Borough. It is consistent with the NPPF, both the individual policies and when read as a whole, and promotes sustainable development - the golden thread that underpins the entire NPPF.
10. Importantly, the strategy is also a deliverable one. The site allocations identified within the early years of the plan are 'deliverable' within the meaning of the NPPF (para 47). The sites earmarked to come forward at the latter stages of the plan are 'developable' in that they are in a suitable location for development, there is a reasonable prospect that the sites are available and the sites can be viably developed within the timeframe established. This position is supported by evidence from the landowners, developers and/or the promoters of the sites themselves. The strategy is also supported by viability evidence that establishes that the approach is viable and that there is no reason to believe that any allocated site will not come forward on viability grounds.

The Housing Target

11. The housing strategy has adapted to changing circumstances during the Plan's preparation. Since the Publication version of the Local Plan was produced in 2016, revised national household projections were published which effectively increased the amount of housing needed in the Borough by around 1,000 dwellings over the Plan period.
12. The Council recognised this issue by updating the SHMA in January 2017 and its response has been to include more housing allocations in the Plan, mainly in the rural parts of the Borough, through the Main Changes to the Local Plan, published in July 2017. Most of these additional sites are small and without any significant constraint to their delivery.
13. The Plan seeks to meet an objectively assessed housing need (OAN) of 15,675 dwellings between 2011 and 2030 – a figure that includes a 5% market uplift. This figure is derived from comprehensive strategic housing market assessment work¹ that is consistent with the requirements stipulated in the NPPF and PPG. A further 442 dwellings are identified to cater for enhanced out migration from London – a recognition of both Ashford's excellent accessibility to London and the GLA's view that out-migration from London is likely to return to pre-recessionary levels from 2017. This results in the housing target for 16,120 homes over the 2011-30 plan period.

¹ Strategic Housing Market Assessment update - GL Hearn (January 2017)

14. A housing buffer is also being provided for – sites are identified that are likely to deliver around 1,000 more dwellings than required to meet the Plan’s target over the Plan period. This buffer is seen as a way of offering more choice and competition in the local housing market – a key aspiration of the NPPF (paras 9, 47 and 50) and ensuring that the Plan provides sufficient flexibility with a good prospect of the housing requirement over the Plan period being delivered.

Distribution of new housing

15. The distribution of housing proposed within the Plan responds to the Borough’s geography and settlement hierarchy. Ashford is by far the largest town and contains around 62% of the Borough’s households and a large range of employment opportunities, facilities and services. The rest of the Borough is extensively rural in nature and characterised by attractive rolling countryside, parts of which are designated as AONB, with other significant areas offering landscape features that are valued. The countryside is interspersed with a range of villages and small hamlets that have been in place for centuries and which help to create the prevailing character of the Borough.
16. The Plan takes account of the expectation that around half the Plan’s residual housing target will be met by existing planned commitments and the context this creates for determining where new allocations should be located. A detailed breakdown of these sites can be found in Appendix 1 to this Topic Paper. Linked to this, the Plan’s housing strategy recognises the importance of providing the necessary supporting infrastructure in a way that supports development as it comes forward. It adopts the principle of seeking to utilise existing (or already planned) infrastructure – a principle supported by the various stakeholders and providers that have helped shape the Plan and inputted into the Infrastructure Delivery Plan that is a key document supporting the Local Plan. This helps to ensure deliverability at as early a stage as possible.
17. The Local Plan responds to this context according to the principles of sustainability by focussing the majority of new housing allocations in the Plan at Ashford. It remains the most sustainable location in the Borough by far and is where the majority of housing need is generated. It provides the widest range of jobs, services and facilities that cater for more than residents’ everyday needs and it is the key transport hub in the Borough, providing direct high-speed train services to London in 38 minutes and other towns across Kent, and direct access onto the motorway network.
18. Outside Ashford, appropriately scaled new housing growth is targeted in a way that takes into account the suitability of the site put forward, the size, nature, character and role of the settlement, accessibility in terms of access to public transport and jobs and the level of services and facilities present. All of these considerations are placed within the wider environmental considerations, including the AONBs, designated ecological areas, heritage assets, flood zones and the need to respect the character of the countryside and its settlements.

19. This approach has been tested through the Sustainability Appraisal to ensure that the housing strategy does not tilt the overall balance of sustainable development being delivered through the Plan. The rural parts of the Borough are clearly far less sustainable in general and more sensitive to new housing growth than in and around the town of Ashford and this position is supported by extensive evidence. The Plan's strategy is cognisant of these factors and promotes an overall rural housing target, delivered via a range of sites that delivers sustainable development across the Borough as a whole.
20. These principles for the distribution of housing development are consistent with all higher level planning strategies for the Borough that have been adopted in previous regional, Structure and Local Plans, as well as the NPPF. This has been consistently found to be a justified and sound planning approach for the Borough's specific circumstances.

A Strategy for Delivery

21. The Local Plan 2030 is supported by a Housing Trajectory that shows expected housing delivery rates across the Plan period. These figures have been assessed following discussion with the developers/ promoters of the sites in question and assessing their views on the delivery of their sites (see Appendix 2 to this Topic Paper). In addition, extensive evidence has been produced in the accompanying Strategic Housing & Employment Land Availability Assessment (SHELAA) and Sustainability Appraisal (SA) which demonstrates that the nature of the sites allocated in the Plan are available and suitable and thus are achievable and deliverable – two key tests enshrined within paragraph 47 and footnote 11 of the NPPF.
22. The Plan's strategy for housing provides the basis for a strong and consistent flow of new housing being delivered to achieve and maintain a 5 year housing land supply in accordance with paragraph 47 of the NPPF. It acknowledges the Borough's recent levels of housing completions that have resulted in a shortfall when set against the annual requirement identified through the updated SHMA work. Although this was a consequence of many factors outside of the Council's control in its role as Local Planning Authority, such as the recession and cuts in public spending on infrastructure, it has recognised the need to rectify the housing shortfall as quickly as reasonably possible.
23. The strategy recognises that there is demand for a variety of housing products in the Borough. This includes those catering for downsizing opportunities, exclusive housing, homes for families and single person accommodation (including a strong market desire to now deliver flatted accommodation in the town centre). In response, the Local Plan identifies a range of sites to cater for this range supporting choice and competition to the market, thus providing the greatest chance that housing will be consistently delivered over the Plan period.

Conclusion

24. The above shows that the housing strategy reflected in the Local Plan 2030 is consistent with the NPPF. It:

- Meets the objectively assessed housing needs of the area and takes account of market signals, allocating sufficient land which is suitable for development (NPPF para. 17.3),
- Takes into account the different roles and character of different areas, promoting the vitality of the main urban area in the Borough (NPPF para. 17.5),
- Recognises the intrinsic character and beauty of the countryside and supports thriving rural communities (NPPF para. 17.5),
- Contributes to conserving the natural environment, preferring land of lesser environmental value (NPPF para. 17.7),
- Actively manages patterns of growth to make the fullest use of public transport, walking and cycling (NPPF para. 17.11),
- Focuses significant development in locations which are or can be made sustainable (NPPF para. 17.11),
- Seeks to improve health, social and cultural well-being (NPPF para. 17.12).

25. The approach in the Local Plan seeks to significantly boost housing supply locally (NPPF, para 47) by identifying suitable and deliverable housing sites that could deliver in excess of the identified housing target over the Plan period. In this context, the Council believes that it is taking all reasonable steps to boost supply locally, accepting that it is developers and housebuilders who will determine when the anticipated houses are actually built taking account of prevailing market conditions.
26. The outcome is a housing strategy that is carefully and correctly balanced between the sustainability and deliverability requirements of the NPPF. It is based on a robust and comprehensive evidence base and constructed for the specific contextual circumstances that apply to the Borough.
27. The following sections of this Topic Paper now set out the justification for the Local Plan's housing strategy in more detail.

Section 1 – Background and Context

28. Ashford has a recent past that needs to be understood as it provides important context regarding how aspects of the housing strategy in the Local Plan 2030 have taken shape.

Distinct Planning Profiles

29. The adopted Core Strategy established an overall housing target for the Borough, but also identified two separate housing targets for the urban area and the rural area. This reflected differences between the planning approaches for the two areas, in order to achieve sustainability overall. Indeed, a new spatial area was identified, called the ‘Greater Ashford Urban Area’ – referring to the town of Ashford and its immediate periphery where growth was to be focused.
30. This distinction is clearly summarised on page 5 of the Core Strategy which states *‘the growth area agenda only applies to Ashford town and its immediate surrounding area, development needed to meet the growth area requirement will not be spread across the Borough. As a result, the Core Strategy establishes widely different development profiles for the town, where rapid change and housing, employment and infrastructure is proposed and the extensive rural area of the Borough, where the emphasis is on continued small scale change designed to protect the quality of the Borough’s environment and heritage, balanced with the need to foster strong local communities with limited growth in the most suitable locations’.*

Establishing the ‘Greater Ashford Urban Area’ requirements

31. In 2003, Ashford was identified as one of the four national Growth Areas in the Government’s Sustainable Communities Plan. Subsequently, the then Regional Planning Guidance 9 (RPG9) was amended in 2004, confirming the status of the Ashford urban area as a Growth Area within the wider South East region.
32. In 2006, the draft regional plan, the South East Plan, was submitted to the South East England Regional Assembly for consideration. Policies for Ashford were reproduced from the amended RPG9 and included in the SE Plan. In 2009, the SE Plan was adopted and set out that 22,400 dwellings should be delivered between 2006 and 2026 in the part of the Borough that fell within the ‘East Kent and Ashford Sub Region’ (the urban area of Ashford). In addition, the town of Ashford was identified as a ‘Growth area’, a ‘centre for significant change’ and a ‘regional hub’ within the SE Plan.
33. In response to the then patchwork of adopted and emerging regional policy context, the Council undertook significant evidence gathering to support the then emerging Core Strategy. This largely related to identifying the town’s capacity to accept rapid and accelerated levels of housing and employment growth, focusing on what development profile would be needed and what infrastructure was required and by when to support it.

34. The conclusion of this work was debated through the evolution of the Council's Core Strategy which was ultimately found to be sound by an Inspector. It set out that land for around 16,770 new dwellings and 16,700 jobs would be identified within the 'Greater Ashford Urban Area' by 2021 (the wider Growth Area target of 31,000 homes and 28,000 jobs was to be delivered by 2031 but this was not enshrined in Core Strategy policy on account of Plan period to 2021 only.
35. Crucially, nowhere in any higher tier planning policy was there any implication that the growth area applied to anywhere other than the town of Ashford. It was not a Borough wide requirement and there was no policy position whatsoever that suggested that, if the Greater Urban Ashford Area failed to deliver, then rural parts of the Borough needed to take responsibility for its delivery. This is subsequently clearly represented in the approaches of the Council's adopted Core Strategy (2008) and the Tenterden and Rural Sites Plan (2010) – both supported by separate Inspectors as delivering a sound planning approach.

Establishing the requirements in the rural parts of the Borough

36. In direct contrast to the approach being advocated in the newly created 'Ashford Greater Urban Area', the Core Strategy identified that the rural parts of the Borough should accommodate around 1,180 dwellings by 2021, alongside appropriately scaled employment opportunities.
37. As explained through paragraph 2.7 of the Core Strategy, this figure was largely derived from the last deposit draft Kent and Medway Structure Plan that identified a housing target of 1,500 dwellings between 2001 and 2021. With the rural area completions between 2001-6 taken into account, this resulted in the residual requirement for 1,180 dwellings (2006-21). The then emerging South East Plan did not provide sufficient further clarification on this figure, on account of its focus on regional and strategic cross boundary issues. The Inspector who undertook the Tenterden and Rural Sites Plan examination accepted this position and set out that the figure in the Core Strategy had primacy in terms of the starting point for determining the housing numbers for the rural parts of the Borough, up to 2021.
38. As demonstrated above, the adopted plan position regarding the 'Greater Ashford Urban Area' and the remaining rural parts of the Borough were significantly different. In this context, each approach reflected historic planning policy approaches relating to the two distinct planning areas which have been in place in all previous local plans, albeit the focus on the town of Ashford was more acute on account of its specific regional Growth Area role.
39. It is worth noting that the approach derived for the 'Greater Ashford Urban Area' was a direct result of a top-down, Government dictated, requirement that Ashford (the town) fulfilled a regional growth area role in the South East to accommodate an increased and accelerated rate of housing development, well above what could be considered to be simply meeting its individual needs. Self-evidently, the approach was consistent with the prevailing national and regional policy in place at the time and the growth agenda supported through funding from Central Government.

40. Importantly, the scale of growth was not thoroughly tested against issues of deliverability, viability and achievability that are now all enshrined within the NPPF and are fundamental requirements of plan making today. Also, there was no specific national or local policy requirement at the time to maintain a rolling five-year housing land supply.
41. Additionally, at the time of the Growth Area designation and the whilst the Development Framework and Core Strategy strategy for Ashford was being formulated in the early / mid-2000s, the local housing market was buoyant, very different to the housing market circumstances associated with the economic crash of 2008 and the subsequent recession, which were not foreseen. This is reflected in average housing completions in the Borough, which from 2000 to 2005 - a period of relatively strong market conditions - stood at 860 dwellings per annum.
42. Even within the context of a buoyant housing market, it was recognised that the growth strategy was a highly ambitious one. Page v of the Core Strategy states that achieving the growth requirements would *'require Ashford receiving priority in economic development, planning and transport strategies by all relevant stakeholders, at all levels of governance, together with associated capital investment in infrastructure, and a concerted effort to promote the town and its development opportunities'*.
43. It was never envisaged that the strategy would be delivered by the private sector housing market alone, even at a time when the house market was at its strongest. Indeed, the delivery company 'Ashford's Future' was established which was led by a board of public and private sector partners to help deliver key infrastructure and other projects to support growth. The company was funded directly by DCLG.
44. The growth model selected for the 'Greater Ashford Urban Area' required a number of factors to all come together, and quickly. It relied upon significant and upfront investment in large-scale infrastructure that needed to come forward very early in the plan to allow the rapid housing growth to occur. Clearly, the subsequent recession affected the ability for the public purse to fund such infrastructure. The Growth Area programme and funding ceased with the change of Government in 2010. In any event, experience has shown that delivering infrastructure takes significant time, even when the economy is not in a recession.
45. The strategy also relied upon delivering high levels of flatted accommodation in a rapidly expanding town centre. At the time, this was an immature and weak local housing market. Similarly, the two significant urban extensions proposed on either side of the town would introduce a new housing offer to the market. Both of these housing products needed to achieve high rates of delivery quickly, from a standing start, and continue this rate of delivery over the plan period.
46. Experience has shown the Council that in reality, the housing market does not respond instantly and it takes time to develop markets and bring forward major strategic development sites and supporting infrastructure. It is only in recent years that the market is now able to show genuine interest in bringing forward new flats in the town centre, with a number now being built (see section 4 below). Also, Chilmington Green is only now coming forward and being built out, some ten years after it was first identified. For schemes of this massive scale, particularly where several land ownerships were involved, experience shows that it can take a

significant lead in time to start delivering on site, for a variety of reasons including securing financial agreements, establishing a cash flow model that works, achieving land equalisation and certainty over when infrastructure will be delivered and what financial commitments are being sought. This experience has fed directly in to the Council's view of deliverability in practice for the Local Plan 2030, providing a realistic and robust view of the constraints on the deliverability, and developability, of land.

Summary

47. The above factors all show that it is simply incorrect to suggest that the failure to deliver the growth area aspirations, as envisaged in 2008, was because the Council's strategy was wrong. That position takes no account of the macro factors in play, most notably the pre-conditions to achieving major housing growth and then the 2008 housing market crash and the national recession and restrictions in public spending on projects, which have influenced delivery. Housing completions in the whole Borough – not just the Growth Area – reduced to an average of 422 dwellings per year in the five years following 2008. This correlates to a reduction in housing sales seen both in the Borough, and nationally over this period.²
48. The Core Strategy's growth model relied on a variety of different components, all working together to achieve the outcome predicted – most of which were ambitious even in very buoyant market conditions due to their reliance on public sector investment in unlocking and bringing forward development.
49. The Local Plan 2030 responds to a different policy context and adopts an approach towards housing delivery which is more nuanced and more robust, and which does not depend on heavy public sector investment in infrastructure in the future, save for the Junction 10a scheme on the M20. It has been formulated with the requirements of the NPPF in mind, in that it is based on a bottom up assessment of housing need and is influenced by what is realistically achievable and deliverable, based on local circumstances and evidence from developers and housebuilders.
50. It has also been shaped by infrastructure providers' assumptions about their needs and when such provision is likely to come forward. Aside from Chilmington Green – a committed scheme which is now under construction – the strategy does not rely on very large scale proposals to deliver the Plan's housing target. Instead, it relies on a variety of sizes of sites and schemes across the Borough, catering to a variety of local markets. The strategy also recognises what is happening in the market at this point, responding to genuine interest in bringing forward several key brownfield sites in and around the town centre. In this context, the strategy is clearly delivery-focused.

² See for instance Figure 17 in the SHMA, Jan 2014

Section 2 –The Housing Target

Strategic Housing Market Assessment

51. The Strategic Housing Market Assessment (SHMA) was undertaken by GL Hearn and first published in 2014 and was reviewed in 2015. It was updated again in 2017 to respond to the most recent (2014-based) population and household projections from the Office for National Statistics (ONS) and the Department for Communities and Local Government (DCLG) being released.
52. The 2014 assessment was a joint commission with Maidstone and Tonbridge and Malling Borough Councils. However, the SHMAs themselves were three separate studies with their own respective conclusions. The updated assessments have similarly been completed for those areas.
53. The SHMA work undertaken to support the Local Plan 2030 is compliant with the National Planning Policy NPPF (NPPF) and the Planning Practice Guidance. The methodology used has also been the subject of an independent review by Cambridge Econometrics of the approach taken by GL Hearn which concluded that the SHMA work was *‘robust and consistent with government guidance on the preparation of housing and economic development assessment needs as set out in the current National Planning Policy NPPF (NPPF) and Planning Practice Guidance (PPG).’*
54. The latest SHMA work concluded that:
- Ashford has a relatively contained housing market area that largely reflects the Borough boundary,
 - Strong population growth is predicted, likely influenced by strong relative past housing delivery.
 - A demographic based need for 14,934 dwellings between 2011-2030 was identified at 786 per annum over the Plan period. This is stronger than projected in the previous 2012-based projections.
 - The significant population growth is sufficient to support expected employment growth, and therefore no upward adjustments to migration are required to support economic growth within the OAN calculation.
 - There is evidence of affordability issues in the Borough, with an affordable housing need of 368 households per annum; with evidence from market signals which also point to affordability issues. The lower quartile house price to income ratio was 9.6; however rental affordability was shown to be better than other areas and with land values not pointing to a particular shortage of land.

The Demographic Need

55. The OAN is based on an assumption of strong population growth in Ashford. The 2017 SHMA evidence points to population growth (2011-31) of 23.7%, which is substantially higher than the projection across Kent (19.2%), the South East (16.2%) an England (14.6%). Indeed, it places Ashford as the 6th fastest growing area in the South East region (of 67 local authorities). Around two-thirds of the population growth is driven by net in-migration to the Borough.
56. This strong demographic need is influenced by comparatively strong housing

delivery in the Borough, which has contributed to in-migration. This is a factor in considering what further upward adjustments should be made in response to market signals evidence

Supporting Economic Growth

57. Chapter 7 in the 2017 SHMA set out that the 2014-based population projections would support growth in the Borough's workforce of 13,200; which was considered sufficient to support expected economic growth. It concluded that an upward adjustment to migration to support the economy was not required.

Market Signals and Affordable Housing Needs

58. The SHMA provides some evidence of affordability pressures in the Borough. Comparable house prices are below the Kent and national averages; indeed, in 2016 the median house price in the Borough is more than 15% below the South East average. However, like most parts of the region, values are above the national average. Lower quartile house prices were 9.6 times earnings in 2015 indicating that affordability pressures exist in the Borough, and the SHMA showed an affordable housing need from 368 households per annum.
59. The SHMA analysis however showed land values which did not point to a particular shortage of land at the local level. It indicates rents that were similar to the Kent average, below those in surrounding areas and which had grown modestly in comparative terms.

Adjustments for Market Signals

60. Paragraph: 019 Reference ID: 2a-019-20140306 of PPG provides advice on how market signals should be used to influence the OAN figure within a housing market area. This includes consideration of land and house prices, rental values, overcrowding statistics and affordability ratios between average earnings and average house prices. Paragraph: 020 Reference ID: 2a-020-20140306 of the PPG goes on to advise that "where an upward adjustment is required, plan makers should set this adjustment at a level that is reasonable". This assessment has been undertaken in the SHMA update (January 2017).
61. The Borough's strong historical housing delivery, influenced by the town's growth area status, has influenced migration to the Borough and thus trend-based demographic projections. This is a consideration in assessing what upward adjustments might be made for market signals.
62. Market signals and affordable housing evidence are appropriate considered together, given the interactions between them, whereby entry level housing costs influence the affordable housing need. By implication, an improvement in the affordability of market housing over time will reduce the level of affordable housing need.
63. The SHMA considered the historic rate of housing growth in drawing conclusions on what adjustments for market signals would be appropriate, and achievable. It set out that the dwelling need resulting from the demographic starting point would require an annual growth rate in housing stock of 1.5% pa over the 2015-31 period. It tested the

implications of 5% and 10% uplifts to this, taking account of the market signals and affordable housing needs evidence. The result showed that a 5% uplift would require the Borough to maintain an annual growth rate in housing stock of 1.6% pa, with a 10% uplift requiring an annual growth rate of 1.7% pa.

64. To set this in context, the table below profiles those authorities nationally which have delivered more than the 1.1% growth in housing stock per annum over the last 10 years achieved in Ashford Borough. It shows that
- A 1.6% pa stock growth rate would imply a rate of housing growth which is more than double that seen on average nationally. 1.7% pa growth would be exceptionally high;
 - There are only three authorities nationally which have sustained over 1.6% pa stock growth nationally over the last decade, of which two are in Central London with a very different market;
 - Delivery of a stock growth rate of 1.6-1.7% pa would represent a significant boost to housing supply in Ashford, relative to the 1.1% pa growth rate achieved over the last decade.

Comparison of Historical Housing Delivery – Best Performing Local Authorities

	Annual Rate of Housing Growth, 2006-16	LA Rank
England	0.7%	
Tower Hamlets	2.2%	1
Corby	1.7%	2
City of London	1.6%	3
Milton Keynes UA	1.5%	= 4
Uttlesford	1.5%	= 4
South Norfolk	1.4%	= 6
Islington	1.4%	= 6
Hackney	1.4%	= 6
Southwark	1.3%	=9
Dartford	1.3%	=9
Cambridge	1.3%	=9
South Cambridgeshire	1.3%	=9
Swindon UA	1.3%	=9
Forest Heath	1.3%	=9
Tewkesbury	1.3%	=9
Rugby	1.3%	=9
Peterborough UA	1.3%	=9
South Derbyshire	1.3%	=9
Harborough	1.2%	= 19
Selby	1.2%	= 19
Kettering	1.2%	= 19
Tonbridge and Malling	1.2%	= 19
Aylesbury Vale	1.2%	= 19
Mid Suffolk	1.2%	= 19
Colchester	1.2%	= 19
Newham	1.2%	= 19
Torridge	1.2%	= 19
Watford	1.2%	= 19
Gloucester	1.2%	= 19
Ashford	1.1%	= 30

65. Over the 2011-17 period, 3,177 dwellings have been delivered in the Borough (an average of 530 dpa). This results in a residual requirement to deliver 12,943 dwellings over the 2017-30 period (996 dpa). To deliver this would equate to sustaining 1.7% annual growth in the housing stock.
66. Paragraph 173 in the NPPF is clear that plans should be deliverable; and there is little point in setting a housing requirement at a level which cannot be delivered. Adding the 5% adjustment for market signals to the base demographic need for 786 dpa, the 2017 SHMA concluded in identifying an OAN of 825 dpa (Table 19, SHMA update, 2017). This would equate to 15,675 dwellings over the Plan period. To deliver this would imply sustaining a 1.7% pa growth rate on average across the remainder of the Plan period, which is very much at the limits of what can be considered to realistically achievable. The market evidence does not indicate that a higher uplift could be supported.
67. Affordability is influenced by housing market circumstances not just within Ashford but across the wider region. On realistic assumptions, sustaining the strong level of housing delivery envisaged can reasonably be expected, consistent with sustainable development, to contribute to improving affordability over time.

London Pressures

68. At the time of preparation of the 2017 SHMA, the latest evidence base underpinning the London Plan was set out in the 2013 London SHMA. This formed the evidence base for the current London Plan (FALP). It assumed enhanced out-migration from London from 2017 onwards as the economy recovered from recession. The SHMA included a sensitivity analysis which showed that modelling a generally consistent approach to this might result in a slightly higher level of in-migration. This was 34 dwellings per annum on top of the base projection in the report.
69. The Council considers that planning for an additional 34 dwellings per year on top of the OAN requirement would cater for an element of additional migration flows from the capital from 2017 onwards. This additional figure equates to a total figure of 442 dwellings over the Plan period and should be considered part of the housing target. However, this number does not form part of the OAN figure and is not to meet any unmet need from the capital.
70. Since the 2017 SHMA was prepared, the GLA has updated its evidence base publishing a 2017 London SHMA. It has also published a draft London Plan which envisages the provision of 65,000 homes a year, considerably above the 42,000 minimum figure in the FALP. This meets London's needs in full.
71. The GLA has also published 2016-round demographic projections, which provide a consistent set of demographic projections to those used in the London Plan. The core demographic projections are based on 10 year migration trends. These include demographic projections for Ashford, which show household growth of 13,700 between 2011-31, equating (including an allowance for vacant homes) to a housing need for 714 dpa.

72. Nonetheless, the Borough Council considers that maintaining the uplift of 442 dwellings is a sound planning approach that accepts the Borough’s transport links to the capital as well as the wider market signals and affordable housing evidence in the SHMA. It is expected that these migration patterns will eventually be encompassed within future ONS population and household projections and hence will become part of the demographic-based element of the OAN for the Borough in the future.

The Local Plan housing target

73. Based on the above, the Local Plan 2030 has a housing target of **16,120 dwellings** between 2011 and 2030. This equated to an annual delivery rate of **848 dwellings per annum** over the whole plan period (19 years) but which is now requiring an average delivery rate of 996 dpa from 2017 to 2030, which represents a very significant 1.7% pa growth in the Borough’s housing stock. The upward adjustments made in deriving the housing target within the Plan will support a combination of enhanced household formation and additional in-migration to the Borough. The Council is satisfied that the methodology used to determine the housing target figure is robust and represents a sound planning approach.
74. As set out in the Duty to Cooperate Statement, no requests to accommodate an unmet housing needs in this Local Plan have arisen from any of the adjoining local authorities or from the Mayor of London.

The Buffer

75. Table 1 of the Local Plan to 2030 shows a buffer of 1,006 dwellings above the residual Plan target at April 2017 and this is reflected in the Housing Trajectory that supports the Local Plan. The housing delivery rates on key sites is informed by information from the respective developers/housebuilders (Appendix 2 to this Topic Paper)
76. Identifying this additional supply provides crucial flexibility within the overall approach, again a key theme of the NPPF (paras 14 and 50) ensuring that the Plan is deliverable. The strategy advocated means that in practice not every site identified in the housing trajectory needs to come forward exactly as proposed in order to meet the housing requirement over the Plan period. Nor does the predicted future windfall allowance need to come forward precisely as predicted either, although evidence suggests it is highly likely to (see Appendix 1 to this Topic Paper).
77. This approach recognises that the housing market will be subject to various fluctuations and some potential slippage over the Plan period. Building in this recognition from the outset of the Plan provides much needed flexibility and therefore certainty that the Plan’s housing target will be delivered. In short, it is better to over-provide than under-provide. This is a sound planning approach in line with the NPPF.

Section 3 –The Strategic Distribution of Housing

78. The strategy for distributing new housing across the Borough advocated in the Local Plan to 2030 recognises the different character areas and roles played by different areas within the Borough. In general, it allocates new housing growth to locations where housing need is greatest and can be most sustainably absorbed. The following range of factors have been taken into account.

Extant commitments

79. A significant number of dwellings expected to be delivered during the Plan period are already accounted for through extant planning commitments. Table 1 of the Local Plan shows that around half of the residual housing requirement figure of 12,943 will come forward through these commitments.
80. Clearly, these commitments provide important context on which any future strategy should be based. These are development sites which will come forward regardless of what the Local Plan 2030 sets out now, and have already been judged to be acceptable in planning terms.
81. In almost all cases, these commitments stem from sites that have been allocated in Development Plan Documents that sit under the Core Strategy (adopted in 2008)³. This demonstrates that the past local plan regime was successful in selecting land that was (or remains) deliverable, achievable and developable within the context of the NPPF.
82. As a result, the future pattern of a significant proportion of the housing growth in the Borough in this Local Plan is fixed through the delivery of these existing commitments. This includes an extensive range of new services and infrastructure that will also be delivered by these developments. Both these aspects needs to be recognised and reflected within the spatial strategy for the new allocations being made in this Plan.

The settlement hierarchy

83. The 2011 census shows that the Borough of Ashford contains circa 47,800 households. These households are not evenly distributed across the Borough. The urban area of Ashford - the Borough's principal settlement – accounts for around 29,000 households, approximately 62% of the total. Clearly, this is where future housing need is most required.
84. In comparison, the next largest settlement in the hierarchy is Tenterden – the Borough's only other town - located to the south west of the Borough. As of 2011, the town contains around 3,630 households (although this relates to the Civil Parish as a whole – an area significantly larger than merely the town), around 7% of the total households within the Borough. There is a gulf between the status and role of Ashford and any other settlement in the Borough.

³ Includes the Town Centre AAP, Tenterden and Rural sites DPD, Urban Sites & Infrastructure DPD and Chilmington Green AAP

85. Below Tenterden, there are a range of small to medium-sized settlements. To put this into context, there are 34 parishes below Tenterden which could be considered solely rural (i.e. they do not include part of the town of Ashford within their boundary). Three of these contain households between 1,000 and 1,300 and ten contain fewer than 200 households. There is therefore a further step change in scale and function between Tenterden and other settlements in the Borough.

Employment opportunities

86. The Council's Strategic Employment Options Report (SEOR) (see Examination document EBD04) indicates that by far the significant majority of the overall employment in the Borough is concentrated within the Ashford urban area – table 2.9 of the SEOR – with a number of larger employers. It sets out that there are around 58,000 jobs in the borough as a whole. Of which 42,300 are at Ashford, with 15,700 jobs in the rural area.
87. The Council's Rural Economic Assessment (July 2014, Examination documents EBD01), also sets out that the rural area accommodates only 25% of all jobs in Ashford Borough. The rural area does however accommodate just under half of Ashford's businesses and consequently is an important component of the Borough's economy. Despite this, the labour market in the rural area is characterised by a lower than average economic activity rate, variations in levels of educational attainment and increasingly levels of unemployment during the recession.
88. The majority of businesses are small to medium sized enterprises with less than 10 employees. There are no large employers located in the rural area. Levels of self-employment and home working are above regional and national levels.

Access to services and facilities

89. Ashford is not only the largest settlement in the Borough, it is also the key service centre, providing by far and away the largest range of services and facilities. These provide for the needs of the Borough's residents and beyond, and cater for far more than merely residents' everyday needs. The town of Ashford contains an extensive and varied range of jobs, shops, leisure and recreational facilities, including two strategic parks, and educational establishments, including a new higher educational college.
90. Ashford is also a significant transport hub. A number of domestic train services converge at Ashford International Station, providing sustainable access to Kent, London and the wider South East market. This hub includes the High Speed 1 service that provides regular services to London St Pancras in 38 minutes (via Ebbsfleet and Stratford) and the International Passenger Station which provides direct connections to Paris, Brussels and mainland Europe.
91. Ashford is also where the national motorway network can be accessed via the M20 and the local strategic road network via the A20, A28 and A2070 which connects Ashford to the rest of Kent and the Sussex coast.

Complementing and enabling the delivery of infrastructure

92. The Council has a strong recent record of working with public stakeholders and partners, as well as developers, to ensure that new development is properly served by new or existing infrastructure that is needed to support the additional demands created by new housing development. This principle continues and underpins the approach in the Local Plan.
93. Focussing the majority of new housing development at Ashford allows new development to make best use of existing and planned infrastructure. This position is supported by local service providers and stakeholders and this is reflected through the work done on the Infrastructure Delivery Plan that supports the Local Plan.
94. Maintaining a consistent position has meant that Ashford has benefited from joined-up investment, from the public sector and also through the S106 regime from developers. The introduction of the CIL regulations and pooling restrictions provide further weight to continue the approach as it allows the Council and providers to target S106 contributions from the larger developments in certain locations, where more strategic improvements or expansions are necessary.
95. For example, the following key infrastructure projects have either been delivered in recent years in the town of Ashford, or are about to be delivered:
- *Improvements to Junction 9 and Junction 10, M20:* At Junction 9, work to widen each of the existing sliproads to the M20 at junction 9 from one to two lanes, and to widen the roundabout from two to three lanes was undertaken in 2010-11. Funding was secured through the Regional Infrastructure Fund (RIF) and cost around £16.5m.

At Junction 10, between 2006 and 2007 remodelling took place with an ‘interim improvement’ to increase capacity. Bridges across the motorway were modified to provide three lanes of traffic at the roundabout, and local approach roads were widened. Traffic lights were installed to control traffic flows at the junction between the A292 Hythe Road and the London-bound M20 entry slip road. A new footbridge was also constructed across the motorway. The total cost of this scheme was around £4.9 million.
 - *Junction 10a (emerging):* On 1st December 2017, the Secretary of State granted the Development Consent Order (DCO) permitting the construction of the Junction 10a scheme 700m east of the existing J10 on the M20. The scheme will involve the provision of a new grade-separated junction on the M20, and an associated link road to the A2070, to provide improved access to South Ashford and support development in this area. Construction is due to begin in January 2018, with the scheme being opened to traffic being expected in August 2019. The overall cost of this scheme will be £104.4m.
 - *Upgrading of Bybrook Waste Water Treatment works:* The Ashford Wastewater Treatment Works (WwTW) at Bybrook treats wastewater flows from the town of Ashford and its surrounding areas, serving a population equivalent of 110,000 people. Operated by Southern Water Services, its capacity was increased substantially when £12.6m was spent to upgrade and modify the process units

for additional capacity. The improvements were completed in March 2014.

- *Variety of infrastructure coming forward as a result of Chilmington Green development:* This provision includes the delivery of a new secondary school and four new primary schools, the dualling of the A28 and the delivery of large parts of ‘Discovery Park’ – a strategic recreational facility that will include sports, recreation and natural greenspace including a number of sports pitches, 3G sports pitch provision and a large indoor sports centre.
- *Existing e-technology infrastructure:* The town has long been ahead of the national agenda as a result of the Council’s pioneering planning policies to deliver communications infrastructure through ensuring duct space was provided for fibre cabling on each new development in the urban area. As of 2017, all urban exchanges serving the town are fibre enabled which provides a platform which new development can access.

Environmental Considerations

96. The Borough’s environment is diverse. The majority of the area can be described as countryside, made up of small agricultural fields, woodlands (including extensive areas of Ancient Woodland), connected hedgerows, wetlands, ponds and rivers. This wide range of green infrastructure includes two internationally protected sites, two national nature reserves, 13 SSSIs and 68 Local Wildlife Sites.
97. A significant proportion of the countryside falls within two Areas of Outstanding Natural Beauty (the Kent Downs and the High Weald) on account of its nationally important landscape value. Other parts of the countryside also offer landscape areas that are ‘valued’ within the context of the NPPF.
98. The countryside is interspersed with a range of attractive and historic settlements which contribute to the Borough’s diverse and rich heritage. There are 43 conservation areas and 2,395 listed buildings in the Borough. Many areas within the Borough’s rural settlements contain highly attractive townscapes that have been in place for centuries and which make a major contribution to the character of the borough.
99. Many of the borough’s rural settlements are located away from the primary road network and rely on narrow rural lanes for access and movement. These lanes are not suitable for heavy traffic use, nor for major improvement since they contribute positively to the rural character of the area.
100. Ashford has been particularly vulnerable to fluvial flooding in the past, as Ashford town sits at the confluence of five main watercourses– the Great Stour river, East Stour river, Aylesford Stream, Whitewater Dyke and Ruckinge Dyke. However, the flood risk to town of Ashford has been significantly reduced by the construction of the Hothfield and Aldington reservoirs on the Great and East Stour rivers in the 1990s, designed to withstand a 1 in 100 year flooding event, and which have been proven to withstand 1 in 50 year events.

101. Other parts of the Borough are also at risk from other sources of flooding, including from the River Beult in the west of the Borough, and from surface water flooding, groundwater and sewer flooding and, in exceptional circumstances, from tidal flooding on the Romney Marsh.
102. This shows that there are a significant and diverse range of environmental considerations which are relevant to planning for new housing development in the Borough.

Summary

103. All of the factors above when considered as a whole, clearly show that Ashford town is the most suitable and sustainable location within the Borough for new housing growth by some distance and should therefore be the focus of the majority of new housing growth. This approach best responds to the combination of environmental, social and economic considerations set out within the NPPF.

Distribution of new development allocations at Ashford

104. As the Local Plan explains, there are limited opportunities within the existing built-up part of Ashford to focus significant levels of new housing development. The opportunities that do exist either are already subject to planning approval or have been rolled forward for allocation in the Local Plan from current adopted Development Plans (e.g. Newtown Works). These sites remain suitable for development and are deliverable.
105. The main issue is therefore to determine where additional land on the periphery of the town should now be released for new housing development.
106. As mentioned above, the context provided by existing committed sites is particularly relevant here. The establishment of a major urban extension at Chilmington Green at the south western edge of Ashford, and the large developments at Finberry and Waterbrook to the south-east of Ashford means that the focus of new development and infrastructure provision has been primarily on sites to the south of the town, where, in general, environmental constraints are fewer. The delivery of Junction 10a (M20) in 2019 is a key factor in realising the development potential of the land to the south of the town and allowing further allocations in this area to come forward.
107. To the north of Ashford, the Kent Downs AONB lies in relatively close proximity to the town and the floodplains of the Great and East Stour rivers which converge in the town centre. These are important strategic considerations that should shape future allocations at Ashford.
108. At the more local level, the town is surrounded by a variety of landscape features and agricultural land that varies in importance and quality. These factors were all assessed on a site by site basis through the SA and played an important role in influencing which areas of land were included in the Local Plan.

109. In contrast to the Core Strategy approach which relied to a large degree on two very large urban extension-scale allocations, the Local Plan has focused on the ability of sites to come forward and deliver housing in the short to medium term. This has meant focusing on a wider range of sites which can provide a more varied housing offer to help drive housing delivery on the ground whilst still providing the critical mass to enable proper place-making and the creation of communities with available on-site facilities.
110. The detailed assessment of alternative sites is carried out in the Sustainability Appraisal and so is not repeated here. However, in general, the Council has sought to locate new housing allocations on sites that can either take advantage of existing (or planned) infrastructure or have the capacity to deliver new facilities to a local area that would require them to meet the additional demands created.
111. In some cases, this has resulted in allocations to extend existing residential developments or develop nearby. This applies to the proposed site allocations at Park Farm South East (S14), Finberry North West (S15), Conningbrook Phase 2 (S19) and Land south of Brockmans Lane, Bridgefield (S45).
112. This approach has also influenced the proposed development at Court Lodge (S3) – the largest site allocation in the Local Plan (950 dwellings). Here an opportunity exists to complement and consolidate the existing built form at Knights Park and the urban extension that will come forward at Chilmington Green to the west. It also provides the opportunity to extend Discovery Park – a key strategic recreational resource for the Borough that will provide significant sport, recreation, leisure and informal greenspace provision - significantly further east.
113. The proposed allocations south of Kingsnorth village (S4 and S5) will also closely relate to the development of the Court Lodge site and the on-site facilities and services proposed to be located there, whilst also providing an opportunity to create a new settlement with its own character.
114. At Kennington, site S2 represents an opportunity to create a different residential environment on the north-eastern side of Ashford. It is in close proximity to the new residential scheme now due to come forward at Conningbrook lakes and the newly-established country park there, whilst also providing the capacity to deliver a new 2FE primary school to serve the pupil catchment in this part of the town.
115. Finally, the Plan seeks to create a new mixed use development area at the Eureka site to the north-west of the town (S20). This involves the evolution of the land from an area allocated for solely B1 employment uses to create a new, high quality neighbourhood which can also take advantage of the nearby local centre and primary school. Promoting such mixed-use development in urban areas is fully supported by the NPPF (para 17.9).

Summary

116. The site allocation strategy at Ashford is considered a sound planning approach. It proposes a varied range and size of sites to accommodate new housing growth in a way that will give the market a number of opportunities to deliver and does not rely on new very large urban extension-scale development and therefore land can be brought forward sooner. It recognises what development has been delivered in the

past and what is about to be delivered through existing commitments. It also recognises and responds to the relevant environmental sensitivities.

The strategic distribution in the rural parts of the Borough

117. The approach to the distribution of new housing growth in the rural areas set out in the Local Plan is broadly consistent with the existing approach in adopted Development Plans. This strategy has delivered appropriate levels of housing growth to different rural settlements based on their relative sustainability, whilst also protecting the attractive characteristics of the rural settlements and surrounding countryside.
118. The existing approach is enshrined in Policy CS6 of the Core Strategy and through the allocations in the Tenterden and Rural Sites DPD. This has seen higher amounts of housing allocated at Tenterden, Charing, Hamstreet and Wye with smaller quantities of houses spread between a variety of the Borough’s medium-sized rural settlements (although these are small in objective terms).
119. These settlements, and the level of growth ascribed to them, were selected on account of their relative sustainability merits in terms of their scale, population, level of services and range of provision at a parish level, the ability for a settlement to play a more limited service centre role and whether a local community expressed a desire to accommodate additional housing growth. All of these aspects remain consistent with the core principles of the NPPF.
120. The approach to site allocation in the Local Plan expands these principles a little further in recognition of the NPPF and its supporting PPG. The desire to boost housing supply (para 47), promote choice in the housing market (para 9), recognise that all settlements can play a role in delivering sustainable development in rural areas and that development can help to ensure rural communities are supported (para 55), are now important considerations when seeking to deliver sustainable development as a whole.
121. In response, the Local Plan proposes a broad and varied range of rural residential site allocations that will deliver appropriately scaled housing growth at a number of settlements.
122. Tenterden – the Borough’s only other town – clearly sits at the top of the rural settlement hierarchy. It offers a number of services and facilities (including two supermarkets), a leisure centre with a swimming pool and several shops and restaurants. It caters for more than the everyday needs of residents and is a service centre for residents living in the surrounding hinterland.
123. The villages of Hamstreet, Charing and Wye all sit below Tenterden in the rural settlement hierarchy, yet offer a range of local services and facilities that can provide for residents everyday needs whilst playing a secondary service centre role to surrounding smaller villages and nearby rural communities. They are all located within 10km of Ashford and have railway stations. They continue to be important service centres in a rural context.
124. These settlements remain the most suitable locations on which to focus the majority of new housing growth in the rural parts of the Borough. It is therefore a sound

planning strategy to rely on these settlements delivering proportionately more rural housing development than other settlements.

125. For smaller settlements, the Plan proposes limited scale allocations across a broader range of settlements than the Core Strategy. This approach is very much in line with the principles for rural development in paragraph 55 of the NPPF and is considered to be a proportionate and sustainable response to extending the range of housing opportunities available in the rural area. The allocation strategy has also been cognisant of the need to ensure that no single settlement was attributed allocations that would generate a scale of new development that would not be readily absorbable by the services in the settlement or that would adversely affect its character.
126. The Sustainability Appraisal has assessed the suitability of sites in terms of their social, environmental and economic impacts, set against a range of sustainability criteria. These criteria included an assessment against access to services and facilities and whether development of a certain scale could be accommodated sympathetically within the landscape and in a way that reflected the existing character and built form.
127. As part of this process, the Council liaised with local service providers and key stakeholders regarding the capacity of local services (e.g. primary schools). In the vast majority of cases, this evidence shows that many of the local services and facilities that are in place are thriving. No service provider stipulated that new housing growth was needed to arrest a decline and no fears were raised about the long-term sustainability of any service. There is certainly no evidence to suggest that more housing is needed, as a point of principle, for these services to survive, as has been suggested in a number of responses to the Local Plan.

Neighbourhood Plans

128. As the preparation of the Local Plan has progressed, the Council has recognised the need to consider the progress of any Neighbourhood Plans in the borough. For those Neighbourhood Plans that have progressed sufficiently far in their preparation, the Council has effectively allowed the Neighbourhood Plan to take the lead in identifying new housing allocations in those parishes, providing they meet the ‘basic conditions’ tests against which the soundness of Neighbourhood Plans are examined.
129. This position is reflected in the Housing Trajectory that supports the Local Plan which reflects the housing allocation policies within the adopted Neighbourhood Plans of Wye and Pluckley. It also reflects the position set out within the Bethersden Neighbourhood Plan, which has now reached its Regulation 16 consultation stage.
130. With regard to the emerging Rolvenden Neighbourhood Plan, at the time of the publication of the proposed ‘Main Changes’ to the Local Plan in July 2017, the Council had not yet seen a draft of the Neighbourhood Plan and could not be certain about the scale of the proposed allocations that were to be included. A figure of 40 dwellings has been identified on the basis of an assessment of what a parish such as Rolvenden could reasonably accommodate bearing in mind its relative sustainability. This is also consistent with the 40 dwellings attributed to Rolvenden through a single site allocation in the Tenterden and Rural Sites Plan, which covered

the period up to 2021. The Parish Council has now published a Regulation 14 draft Neighbourhood Plan for consultation which proposes to allocate land for 24 dwellings in the parish.

131. The other parishes which have achieved Neighbourhood Area status have not yet progressed a Neighbourhood Plan to Regulation 14 stage and so the onus remains on the Borough Council to take responsibility for new housing allocations within these areas through the Local Plan.

Summary

132. The approach to planning for new housing in the rural area effectively remains a balanced one. It promotes a scale of development that can be sustainably accommodated in the rural area as a whole, allocating this in a way that ensures new rural housing is not only sustainably distributed but also appropriately sized so settlements are able to adequately absorb new development without sacrificing the character that makes them special.
133. This is all set in the overall context of the need to respect the wider environment, including the AONBs, valued landscapes, designated ecological areas, flood zones and the need to respect the importance, role and character of the surrounding countryside.
134. It is clear that the Local Plan's policy approach here is consistent with the principles of the NPPF. It takes account of the roles and character of different areas (NPPF para. 17.2), recognises the intrinsic character and beauty of the countryside and supports thriving rural communities (NPPF para. 17.2) and actively manages patterns of growth to make the fullest use of public transport, walking and cycling (para. 17.11). More specifically, it also provides a broader choice of rural housing sites beyond the villages at the top of the rural settlement hierarchy whilst taking account of local environmental conditions.

New Housing Windfall Development – Policies HOU3a and HOU5

135. The NPPF provides the context on which the housing windfall policies (HOU3a and HOU5) in the Local Plan are based. Paragraph 58 of the NPPF sets out the importance of requiring good design from new housing so it adds to the overall quality of the area, responds to the local character and history and reflects the identity of local surroundings.
136. In the rural areas, the NPPF sets out that new housing should be located where it will enhance or maintain the vitality of rural communities (para 55), including where it can support groups of smaller settlements nearby. The PPG complements this approach and establishes that all settlements can play a role in delivering sustainable development and that blanket policies restricting housing development in some settlements and preventing other settlements from expanding, should be avoided.
137. The NPPF also recognises the importance of the countryside in terms of its intrinsic character and beauty (para 17.5) and the need to protect and enhance valued landscapes (para 109).

138. The Local Plan approach responds by identifying in policy HOU3a an extensive range of settlements within the Borough which, in principle, are deemed suitable to accommodate future windfall housing development within their confines. The list of settlements excludes hamlets and sporadic collections of dwellings (which may include ‘ribbon developments’ along rural highways) where there is no identifiable form and typically have no services or facilities or ready access to them. The range of settlements now listed in the Local Plan is far broader than that currently listed in the Tenterden and Rural Sites DPD under policy TRS1.
139. Settlement confines are defined within the Local Plan by way of a written definition. This approach is consistent with current and previous Local Plans as a means of identifying where the built-up boundary of a settlement ends. This provides developers and residents alike with a consistent way of establishing settlement confines in respect of its application in relevant planning policy and decision-making. It should be noted, however, that some rural communities have sought to define settlement boundaries on a map base either through a Neighbourhood Plan or, more informally, through a ‘village envelope’ exercise undertaken with Council officers.
140. The Local Plan also recognises that new windfall housing can no longer only be acceptable in principle within the confines of settlements. Paragraph 55 of the NPPF only states that isolated new homes in the countryside should be avoided unless certain exception criteria are met (although ‘isolation’ is not defined in the NPPF or PPG). The countryside is also no longer protected for its own sake (although it remains an important consideration).
141. This emphasis in Government policy is reflected in policy HOU5 of the Local Plan. It advocates a permissive approach to new housing in areas that adjoin or are close to the existing built-up confines of the settlements identified in policy HOU3a, where it meets a range of design criteria that are consistent with the NPPF. In particular, the scale of the housing proposal will need to be proportionate to the level of service provision available in the nearest settlement and in keeping with its character.
142. Proposals that are in more remote locations or are not well connected to nearby settlements should be considered ‘isolated’ for the purposes of dealing with future windfall housing applications. In these locations, only housing that meets the criteria in the second part of policy HOU5 – which includes the exceptions set out in paragraph 55 of the NPPF - should be allowed.

Conclusion

143. The Council considers that the windfall housing policies in the Local Plan are positive, consistent with the approach advocated in the NPPF and should therefore be supported.
144. Furthermore, as the policies are demonstrably less restrictive in principle than the equivalent adopted policies, there is a reasonable expectation that this will result in more windfall schemes being permitted across the Borough over the Plan period, contrary to what some objectors have suggested.

Exclusive homes

145. Paragraph 50 of the NPPF requires Councils to plan for a wide choice of high quality

homes to meet the needs of different groups. The Council considers this should include the very top end of the housing market and, as a result, the Local Plan proposes two small site allocations to deliver up to five 'exclusive' homes. These homes will cater for a very specific and niche demand within the Borough and so it is appropriate that only a very limited supply is proposed.

146. These allocations will complement the ability for windfall proposals of 'exceptional quality or innovative design' to be proposed under the exception criterion in paragraph 55 of the NPPF.
147. The sites promoted for inclusion are considered suitable for 'exclusive' type housing only, due to the nature of the surrounding character and nearby built form. They are also large enough to accommodate very low-density housing in a way that can be supported by adequate landscaping, complementing the overall design and allowing new housing to sit sympathetically with its surroundings.
148. As the policy was formulated, the Council consulted local estate agents who advertise housing at the top end of the market, to gauge a market perspective. The feedback suggested there was a demand for such housing in the Borough, particularly for new build properties as it provided opportunities for bespoke designs and avoided the need to substantially alter and/or modernise existing properties.
149. The Council believes this is an innovative policy approach which should be supported.

Section 4 – The Approach to Delivery

150. This section deals with the Local Plan’s approach to the delivery of the housing proposed over the Plan period to meet the Plan’s housing target. Paragraph 47 of the NPPF sets out how Local Planning Authorities should identify specific deliverable sites to provide a 5 year housing land supply and identify specific developable sites or broad locations for the latter stages of the Plan. The associated Planning Practice Guidance also explains how the tests of suitability, availability and deliverability should be considered which has informed the full and comprehensive evidence base contained within the SHELAA and SA which supports the Plan.
151. The Council’s expectations of housing delivery on allocated sites, major committed sites and windfall sites are set out in the Housing Trajectory (Appendix 5 to the Local Plan) and these expectations are justified in more detail in Appendix 1 to this Topic Paper.
152. The Council recognises the importance of identifying housing sites which have an expectation of coming forward and this aspect provides the final element in decisions around site allocation following on from the wider sustainability considerations described in the preceding chapters

Evidence of delivery

153. Several objectors to the Plan’s housing strategy claim that the failure to deliver large scale housing development in the Ashford urban area since the adoption of the Core Strategy 2008 should be seen as a reason for the Council to change tack and focus much more development in the rest of the Borough.
154. Whilst the disadvantages of taking this approach in sustainability terms are discussed in this paper and analysed in greater detail in the SA, it is not reasonable to assume that past delivery rates indicate what rates will be achieved in the future in different circumstances.
155. The economic context of the last decade is well known and there is little doubt that the effects of the 2008 economic crash and subsequent recession on the housing market had a significant effect on delivery rates, especially in emerging housing markets such as in Ashford town centre. Other factors such as the access to mortgage borrowing and lack of growth in earnings have also been external factors in influencing the state of the housing market overall.
156. More locally, the restrictions in public expenditure since 2008 has seen significant parts of the infrastructure identified as being key elements to enable housing growth in Ashford being delayed or scaled back, most notably the new Junction 10a scheme on the M20.
157. However, more recently, there are clear signals that the housing market in the Ashford urban area is strengthening and broadening in its scope and the evidence is now being seen in housing starts on the ground.

Town centre Flats / apartments market

158. The town centre's market for flats and apartments gives the clearest indication of the changing mood and scope of the housing market in the Ashford urban area.
159. The conversion of the former Charter House office block (now Panorama) to 234 flats, which was completed in 2015, has triggered several additional flatted schemes that are now either coming forward or which have planning permission. A number of other former office conversions have taken place under permitted development rights, as follows:
- Crown Building, Wellesley Road (13/00844/AS) = 25 dwellings
 - Trafalgar House, Elwick Road (15/01606/AS) = 33 dwellings
 - Elwick House, Elwick Road (16/00878/AS) = 15 dwellings
160. Notably, the first phases of the large former Powergen site in Victoria Road which was allocated in the Town Centre AAP in 2010 following a previous grant of outline permission for 1000 units, is now under construction. The site now has permission for 660 dwellings (all flats) as part of planning application 15/01671/AS and the first phases are being delivered by GRE. This application was approved in November 2016, with the Council granting full permission for the first 400 dwellings and outline for the other 260.
161. Elsewhere on Victoria Road, full planning permission has also been granted for a mixed use scheme which includes 216 apartments (re: 16/1157/AS). The initial non-residential phases are now on site but with an expectation that the residential phases will come on line soon afterwards (see Appendix 1). Two further smaller flatted schemes in the Victoria Road area for 28 and 31 dwellings respectively (refs: 16/986/AS and 16/981/AS) have also been permitted with the latter now under construction.
162. Phase 2 of the Panorama redevelopment is also now on site with two new blocks due to be constructed on either side of the main Panorama building, delivering 110 new units in total.
163. The activity noted above and the views expressed by town centre flatted scheme developers provides firm and compelling evidence of a notable step change occurring in the town centre flatted market. There remains further opportunities for town centre flatted schemes to come forward (Godinton House – current application; Elwick Road, Gasworks Lane to contribute to the overall housing requirement in the Plan and in some cases, the 5 year housing land supply.
164. In addition, the mixed housing site at Godinton Way for 83 dwellings (TC8 in the Town Centre AAP) being built by Croudace Homes is nearing completion.

Rest of urban Ashford

165. Beyond the Town Centre but within Ashford and its immediate periphery, there is also strong evidence that the economic conditions affecting delivery over recent years are being overcome, as follows:

Existing sites

- At Finberry (Cheeseman’s Green), to the east of the town, this site has delivered over 100 units last year. This represents higher housing delivery rates than previously seen. Additional reserved matters applications have been recently approved. Although the site has a single housebuilder (Crest Nicholson), they are diversifying their housing offer at Finberry so that delivery rates have been high and are expected to continue (see Appendix 2). The delivery of the whole consented scheme for 1100 dwellings is constrained by the need for the new Junction 10a scheme and this is reflected in the Housing Trajectory as is the expectation that the new allocation for Finberry North West (S15) will follow on sequentially at the completion of the consented scheme.
- At Repton Park, high delivery rates of over 100 per annum are expected to continue into the next few years with further parcels expected to be commenced shortly. With two housebuilders on the site (Taylor Wimpey and Persimmon Homes), the site has experienced consistently high levels of delivery and the build out of the remainder of the site is expected by 2021.
- Phase 1 of the Conningbrook housing development is expected to deliver completions as early as 2018. The Chartway Group are due on site early in 2018.
- The former K College site in Jemmett Road (S12) is now vacant following the opening of the new Ashford College campus in the town centre in September 2017. The detailed planning permission for 160 dwellings for Chartway is now expected to start construction and the northern part of the site has been cleared in preparation.
- The Willesborough Lees allocation (S17) now has outline planning permission for 192 dwellings to Bellway Homes with a resolution to grant for an additional 28 dwellings on the Highmead House part of the site.

Chilmington Green

166. Development at Chilmington Green - the major urban extension on the edge of Ashford of up to 5,750 homes and 1,000 jobs has now commenced. In 2017, the principal access points to the development on the A28 have been constructed alongside other preliminary infrastructure to support the first phase of new housing.
167. This initial phase encompasses housing at the western and eastern end of the development and a total of four different housebuilders are expected to be active on the site during this phase (Barrett Homes, Hodson developments, Pentland Homes and Jarvis Homes).
168. The spreadsheet attached at Appendix 2 to this Topic Paper shows the high levels of delivery anticipated by each of the developers on a monthly basis over the first phase with first occupations due in early 2019. The multiple developers and different sales outlets expected during this phase of the Chilmington development gives reason to expect a strong and steady supply of new housing from this site in its early years, although it should be noted that the Local Plan Housing Trajectory takes a more cautious approach and does not match the developers’ own expectations in

respect of the rate of delivery in the first phase.

169. Chilmington Green should provide a regular outlet for new housing across the whole of the Plan period (and well beyond) and a total of 2,500 dwellings is expected to come forward by 2030. Whilst there may be ebbs and flows in the annual rate of delivery across the Plan period which would be expected on any site of this size, the overall rate and scale of delivery assumed by the Council in the Housing Trajectory is realistic and conservative.

Rural Housing Market

170. The strength and reliability of the rural housing market has been demonstrated over a prolonged period of time in the Borough. With only a couple of exceptions, rural housing sites allocated for development in the Tenterden & Rural Sites DPD have either been built out already, are under construction or have extant planning permissions granted to them. This has occurred well in advance of the 2021 end date of that DPD and is testament to the attractiveness of the Borough's rural villages and Tenterden as places to live. Of course, this needs to be set in the context of being mainly relatively small sites (compared to those in Ashford itself) with no strategic infrastructure delivery constraints to hold back schemes from coming forward.
171. The largest allocation from the TRS DPD was at Tenterden where the first phase of a new southern extension to the town is now well under way. Much care and attention was paid by the Council and the developers to the detail and quality of the scheme to be delivered here given the particularly sensitive nature of Tenterden's heritage and AONB surroundings.
172. Two developers (Taylor Wimpey and Dandara) are now building at the site and they expect the first phase to be completed by 2020 (Appendix 2). This will enable the next phase of the scheme, now reallocated as site S24 in the Local Plan to come forward earlier than had previously been expected which is reflected in the Housing Trajectory.
173. The broader picture of the Borough's rural housing market is clear. Plan-led opportunities for new housing are generally taken forward with a minimum of delay where those sites are readily available and no strategic infrastructure constraints apply and this picture is reflected in the Council's expectations of new housing coming forward on rural allocations in the Local Plan over the next 5 years.

Conclusion

174. The evidence of delivery from existing housing developments and schemes already in the pipeline is considerable and marks a significant change of gear in the Ashford urban area.
175. This evidence, alongside the evidence from developers and housebuilders in terms of expected delivery rates, fully justifies the Local Plan's assessment of the expectation of existing and committed sites in Ashford making a major contribution towards meeting the Borough's housing target over the Plan period in the short, medium and longer term.

176. Additionally, the long standing constraint of Junction 10a now has a firm timescale for resolution with the scheme due to open to traffic in August 2019. This will create developer and investor confidence and enable even more housing sites to the south and east of the town to proceed. This expectation, both for committed and allocated sites is borne out by the views of individual developers and housebuilders in Ashford (see Appendix 2) and indicated in the Housing Trajectory that supports the Local Plan.

Proposed Allocations

177. Of the new allocations proposed in the Local Plan, the majority of new housing development is planned to come forward in the Ashford urban area. Therefore, it has been important for the Council to assess the potential deliverability of sites in the short term and across the Plan period as a whole as part of the plan-making process.
178. This has meant due consideration through the SHELAA, of any land ownership or infrastructure constraints that could delay schemes being implemented as well as taking account of appropriate lead in times where sites may be larger or more complex, have potential viability issues to resolve or require a suitable level of masterplanning.
179. For all major sites, the Council has been in dialogue with lead developers / housebuilders – in some cases, since before the Regulation 19 draft Plan was published for consultation in June 2016 and in several cases, either planning applications have either been lodged or more formal, detailed pre-application discussions have commenced. The position at December 2017 on each of these sites is set out in the schedule appended to this Topic Paper at Appendix 1.
180. Of course, the Council recognises that objections have been made to these allocations and it will be for the Inspector to consider the merits of any of the points raised during the Examination. However, a detailed assessment of the representations highlights the lack of any specific evidence that would either indicate any allocated site could not come forward at all, or would be so significantly delayed as to fail to make a meaningful contribution to meeting the Plan's housing target (see the Regulation 22c Statement – Examination document SD05).
181. Taken together, these factors have informed the Council's expectations for start dates and build out rates for proposed new allocations in the Housing Trajectory.

Extant Windfalls and the Future Windfall allowance

182. The Local Plan assumes a proportion of the residual housing requirement will be met through extant windfall commitments (649 dwellings) and future windfalls ((100 units per annum in the years 2022-2030 (totalling 800) with 150 units in year 2021, bringing the overall estimated unidentified future windfall total to 950 units)).
183. With regards extant windfalls, those which were '*under construction*' in April 2017 are included within the expected completions for 17/18 monitoring year. The totals for those '*Not Started*' were reduced by 25% to account for non-delivery and phased over the monitoring years 18/19, 19/20 and 20/21, to reflect the length of planning permissions' validity and likely spread of completions. The only exception to this is

the major windfall scheme at Tilden Gill in Tenterden for 100 dwellings that was allowed on appeal in April 2016 on the basis it would contribute to the Borough’s 5 year housing land supply.

184. The ‘non-delivery’ reduction of 25% is applied in order to reflect a reasonable level of take-up of windfall permissions. The data used for this calculation is taken from the amount of homes granted on windfall applications over the past 5 years **(1,250)** and the amount of homes actually delivered on windfall sites over the past 5 years **(1,026)** which results in a -82% conversion rate. The 25% reduction assumption is therefore considered to be a conservative approach to predicting windfall delivery⁴.
185. Regarding the future housing windfall allowance, paragraph 48 of the NPPF allows windfall sites to be taken into account in the five-year housing land supply, having consideration to the SHELAA, historic windfall delivery rates and expected future trends.
186. With regards to historic windfall delivery, completions data shows that there is a strong and consistent rate of delivering windfall housing development in the Borough. Completion data shows that a total of **2,122 residential windfall dwellings have been completed since 2005 – at an annual average of 177 units.**
187. In the future, it is considered highly likely that this strong and consistent rate of delivery from windfall sites will continue. In fact, it could be argued that this rate may be exceeded – firstly as a consequence of the Government’s extension of ‘permitted development’ rights for changes of use from non-residential to residential uses via the prior approval process; and secondly, through the application of the Council’s proposed policies for residential windfall schemes in the Submission Local Plan which can be expected to provide more scope for sustainable residential windfall schemes to be approved compared to the adopted policy base.
188. Based on the above, it is entirely reasonable to assume that residential windfall schemes will continue to play an important role in helping to meet the Borough’s housing requirement over the next 5 years and across the Plan period as a whole to 2030.
189. In fact, the Local Plan’s position to only rely on 100 dwellings per year from windfalls between 2022-2030 is considered to be very conservative, given that the annual completion rate is 177 dwellings per year – over a 12 year period. In addition, no additional windfall applications are assumed to come forward to those already extant as of 2017. Again, this is considered to be very conservative.

[Five Year Housing Land Supply](#)

190. The council recognises that being able to identify a deliverable 5 year housing land supply against the Local Plan target is a fundamental element that the Local Plan needs to address - both in its allocations strategy and its approach to residential windfall development.

⁴ Please note that these are not definitive conversion rates on an individual windfall application basis, but the overall annual permissions v. the overall annual completions for windfalls over the 5 monitoring years 2012/13 – 2016/17

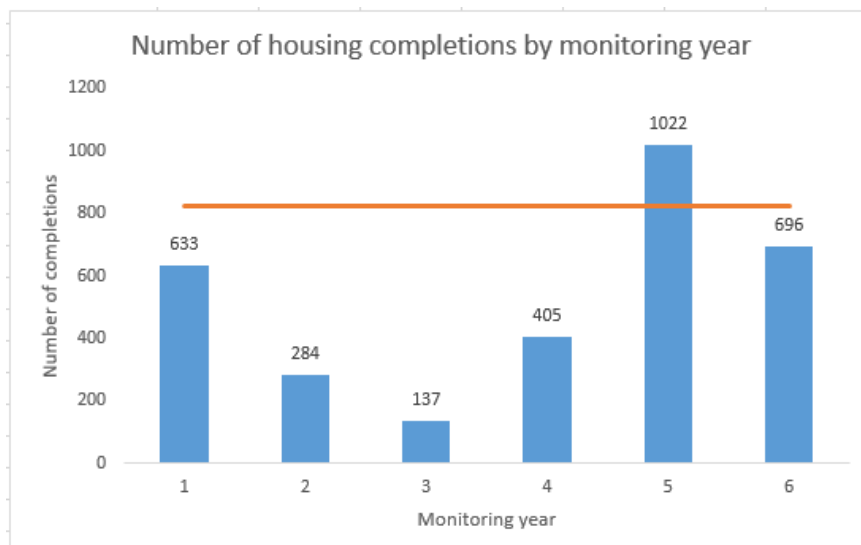
191. The SHELAA has played the primary role of identifying matters of deliverability on a site by site basis taking account of a wide range of factors including any on or off site infrastructure requirements, complexity of any on-site issues, the land ownership situation, accessibility and the need for comprehensive masterplanning on some of the larger sites.

The general approach

192. The housing trajectory which supports the Local Plan sets out what the Council expects will be the timing and rate of housing delivery across the existing committed sites allocated in the adopted Development Plan, and the proposed allocations set out in the Local Plan based on the assessment undertaken in the SHELAA and discussions with the relevant parties.
193. In reaching an assessment about the delivery of the Plan, the Council has been cognisant of the 5 year housing land supply requirement in paragraph 47 of the NPPF. This includes the need to deal with any shortfall in delivery against Objectively Assessed Housing needs since 2011 which are set out in the SHMA and the need to identify a ‘buffer’ of up to 20% to provide a realistic prospect of achieving the planned supply and ensure greater choice and competition in the market. This has also influenced the allocations strategy as described below.

Rectifying the housing shortfall

194. The table below shows housing completions since the beginning of the Plan period, set against the 825 dwellings per year housing figure identified in the SHMA.



195. As the table above demonstrates, housing completions in the Borough have not kept pace with the annual housing requirement stipulated through the SHMA work with the exception of 2015/6. At April 2017, the aggregated shortfall from 2011 was 1,773 dwellings.
196. In these circumstances, Planning Practice Guidance states that ‘Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’.

197. This approach is commonly referred to as the ‘Sedgefield’ method. However, it is worth noting that the PPG clearly states ‘*should aim*’ and ‘*where possible*’. Whilst it implies that the duty to cooperate mechanism is the next best alternative, this wording clearly does not prevent the application of alternative approaches to deal with identified housing shortfall, particularly ones which are NPPF compliant in that they recognise local circumstances (para 10) and promote sustainable development.

198. Indeed, recent case law has shown that Local Planning Authorities have sought to deal with housing shortfall in a number of ways, effectively seeking to spread the shortfall over the remainder of the Plan period, known as the ‘Liverpool method’. Examples exist in both planning appeal cases as well as Local Plans.

Applying the ‘buffer’

199. Paragraph 47 of the NPPF also sets out the requirement for an additional ‘buffer’ over and above the Plan’s housing requirements as part of the 5 year housing land supply calculations. The ‘buffer’ should be at least 5% but may be up to 20% “where there has been a record of persistent under-delivery of housing”.

200. In Ashford’s case, as described in section 1 above, delivery of housing has been adversely affected by a number of external factors and consequently, delivery rates on the ground have failed to keep pace with the annual OAN based requirement since 2011, with one exception in 2015/16.

201. Consequently, the label of ‘persistent under-delivery’ has been applied to the Borough and the additional 20% buffer on top of both the annualised housing target and the aggregated shortfall since 2011 currently forms part of the 5 year housing land supply calculation.

Meeting the target

202. Of the residual housing target of 12,943 dwellings needed to meet the Local Plan’s identified housing target to 2030, some 6,250 are expected to come forward by way of extant commitments (including at Chilmington Green) – nearly half the overall requirement. This context is important to the question of influencing housing land supply in the Borough through the Local Plan as several of these sites are only recently starting to deliver new housing completions or are now in a position to do so.

203. As a consequence, the Housing Trajectory shows that the Council expects delivery rates on these sites to increase over the next 5 years.

204. However, on their own, delivery on these sites will not be sufficient to deliver a 5 year housing land supply and rectify the existing shortfall and hence the deliverability of new allocations is key to providing enough housing land in the short term to address this issue.

205. It is recognised that, in general, smaller sites that require less in the way of new infrastructure to support them may be more likely to come forward more quickly than larger sites. The evidence on current market conditions set out above indicates that there is good reason to expect new development in both urban and rural areas to be

built out in a timely fashion.

206. Therefore, with the revised OAN arising from the 2017 update of the SHMA and the acknowledged shortfall against that target needing to be addressed, the Council's strategy has been to seek to allocate a raft of relatively small, highly deliverable sites across a range of locations in the Borough – thus maximising the choice and competition available to the market and encouraging a range of different housebuilders to come forward.
207. Seventeen new housing allocations promoted through the 'Main Changes' consultation in the summer of 2017 included extending the range of villages accommodating new residential allocations and identifying new opportunities on the main A20 road transport corridor between Ashford and Charing. The majority of these allocations are small and without any significant constraints and therefore expected to be delivered by 2022 and provide the additional short term boost to housing land supply in the Borough.
208. As a result, the Housing trajectory predicts that completions in the Borough will increase significantly from 2018 onwards as a combination of existing and proposed sites in Ashford alongside the suite of new rural allocations in the rest of the Borough are developed out. This provides a balanced and proportionate response to the need to create new short term housing supply opportunities within the wider ambit of the optimum strategic approach to new development in the Borough set out in the SA.

Calculation

209. The following table set out the 5 year housing supply calculation at December 2017. This is based on the annualised Local Plan requirement of 859 dwellings per annum that allows for the London outmigration pressure described in Section 2 above, the full rectifying of the shortfall to 2017 within 5 years (i.e Sedgefield method) and the application of the maximum 20% buffer.

5 year Local Plan requirement	4,295 (5 x 859 dpa)
Delivery shortfall since 2011 (to 2017)	1,773
Sub-total	6,068
(+ 20% buffer)	1,214
TOTAL	7,282 (1,456 dpa)
Expected supply (Housing Trajectory)	6,689

210. This position represents the maximum possible 5 year requirement and shows that, on the basis of the Plan's Housing Trajectory, a total of around 4.6 years of deliverable land supply can be demonstrated. However, the table also shows that the trajectory expects to not only deliver the Plan's annualised requirement but also

rectify the whole of the existing shortfall with over 600 dwellings to spare. Indeed, it is only the application of the additional 20% ‘buffer’ which takes the requirement beyond the expected supply.

211. It is relevant to note that the application of the NPPF paragraph 47 ‘buffer’ is not regarded as part of the overall housing requirement but should be applied to increase choice and competition in the market and improve the chances of fulfilling the Plan’s housing requirement on the ground. However, where OAN / Plan targets are already high, a 20% buffer alone can account for well over one year’s housing requirement, especially if applied to an existing shortfall in aggregate. In Ashford’s case, the 20% buffer equates to 1.41 years of housing land supply.
212. In these circumstances, there is a risk that a slavish adherence to the Sedgefield methodology for rectifying the shortfall will start to adversely affect the appropriate model for sustainable development in a Borough such as Ashford where the balance of sustainability weighs so heavily towards development in Ashford and its immediate surroundings if other short term deliverable sites there are not available.
213. In any event, the commencement of the 2018/19 monitoring year in April 2018 signals that, on the basis of the expected completions set out in the Housing Trajectory, the Council would be able to demonstrate a 5 year housing land supply even with a Sedgefield method for rectifying shortfall and a 20% buffer.

5 year Local Plan requirement	4,295 (5 x 859 dpa)
Delivery shortfall since 2011 (to 2017)	1,993
Sub-total	6,288
(+ 20% buffer)	1,258
TOTAL	7,546
Expected supply (Housing Trajectory)	7,618

214. Furthermore, the Housing Trajectory indicates that the annualised Plan target of 859 dwellings per annum will be achieved in 2018/19 and subsequent years thereafter until the mid-2020s. It is reasonable to assume that that the Council’s will then cease to be regarded as ‘persistent under-suppliers’ in the context of NPPF paragraph 47 by 2020 and the required ‘buffer’ for 5 year housing land supply calculations would reduce to 5%, giving the Council a housing land supply substantially in excess of 5 years.

Recent caselaw

215. The relevant tests for establishing housing land supply has recently been the subject of discussion in the Court of Appeal. The judgement in the case of *St.Modwen Developments Ltd v. Secretary of State for Communities & Local Government and*

East Riding of Yorkshire Council was published in October 2017 and has resolved the appropriate test for ‘deliverability’ in respect of determining 5 year housing land supply.

216. The *St Modwen* judgment makes clear that an assessment of 5 year housing land supply should be undertaken on what can realistically be delivered within that period (taking account of the Footnote 11 ‘tests’ in the NPPF) as opposed to what necessarily will be developed. To be ‘deliverable’ in this sense, a site has to be capable of being delivered within 5 years, but it does not need to be certain or probable that the site actually will be delivered within 5 years. Sites can be included in the 5 year supply if there is a realistic prospect of housing being delivered on them within the 5 year period. This judgment establishes that this different, lower threshold should be used for judging the 5 year supply position for the purposes of paragraph 47 of the NPPF.
217. The Housing Trajectory in the Local Plan shows what the Council expects to happen, which is a much more rigorous test. Therefore, the use of the Housing Trajectory to assess the 5 year housing land supply position is a very conservative approach to take. To date, the Council has not yet assessed 5 year housing land supply using the appropriate lower threshold and it is intended that this will be done in advance of the Examination hearings to inform the discussions there but the consequence should be that the Council’s 5 year housing land supply is more healthy than that indicated in the Housing Trajectory.

What are the alternatives and are they realistic and sustainable?

218. The below provides a summary of the main alternatives – and their implications – if it is considered that further short term housing delivery opportunities are required in order to achieve a more robust 5 year housing land supply in the Borough.
219. *More housing sites in the urban area:* One option would be to allocate more housing sites in and around the urban area of Ashford. In practice, this would likely only relate to smaller sites as several medium and larger-sized sites are already proposed in the Local Plan 2030 and therefore it is questionable whether further similar sites would actually deliver housing more quickly in five years.
220. With regards the suitability of these alternative sites as potential allocations, both the Strategic Housing and Employment Availability Assessment (SHELAA) and the Sustainability Appraisal (SA) have assessed their relative planning merits and concluded that they are either not suitable or not deliverable. They are therefore not reasonable alternatives in terms of providing a more sound approach to the one being advocated in the Local Plan.
221. *More housing sites in the rural area:* More likely, the only realistic alternative to increasing the short term supply of housing land in the Borough is to identify a greater level of housing to be allocated in the rural areas.
222. The SA is clear that the total number of houses being allocated in the Local Plan to the rural parts of the Borough is sustainable and underpins sound planning principles. However, the SA is also clear that higher levels of housing in the rural areas risks delivering development that is more unsustainable as a whole. It shows that the rural area is highly sensitive to disproportionate levels of new housing

growth, resulting in harmful impacts to its character, and leading to a higher level of development that is not well served by either employment opportunities or higher level services and which cannot realistically and viably be served by non-car modes of transport.

223. Based on this, and the clear sustainability advantages of Ashford and its ability to deliver, the Council do not believe that it is reasonable to focus additional levels of housing in the rural area in order to meet what, at worst, is considered to be a short term and temporary issue.

Summary

224. This section shows how the Plan's strategy has been influenced by the importance of assessing the potential deliverability of new housing and the need to enable a strong and consistent source of housing sites coming forward.
225. The strategy adopted in the Plan balances the over-riding need to plan sustainably for future housing growth with the requirements of national policy to create opportunities for short term housing delivery through the application of the 5 year housing land supply test. This is a difficult and delicate balance to strike in locations such as Ashford Borough where housing requirements are high and one location is demonstrably a much more sustainable location for new development than anywhere else.
226. The evidence now available to this examination shows that previously constrained or stalled sites in Ashford are now being brought forward in significant numbers and key infrastructure issues such as Junction 10a are set to be resolved. New allocations have been assessed for their deliverability through the SHELAA process and the views of the developers involved taken into account.
227. The above shows that there is no better alternative to the approach being advocated in the Local Plan 2030. Put simply, the harmful impact caused by further additional allocations in the rural areas should not be outweighed by the benefit of delivering what is a small proportion of the overall housing need earlier than the Plan envisages, which is likely achieved in the short to medium term anyway.
228. It should also be recognised that the Council will monitor housing completions on a yearly basis. If this data shows that completions are consistently falling below what is expected, then an early review of the Local Plan will be triggered, earlier than by 2025, as the current approach envisages. The Council fully endorse that it is far better to deal with such strategic issues in a plan-led way – something which the NPPF and the Government through the recently published 2017 Housing White Paper clearly endorse.
229. Based on this, the approach to delivery of housing set out in the Local Plan 2030 is considered sound and should be retained.

Section 5 – Approach to Affordable Housing

230. The Council's affordable housing policy seeks to balance the overall requirement for affordable housing with the potential for it be delivered.
231. The Council's Strategic Housing Market Assessment establishes that there is a significant need for affordable housing but critically it indicates that the full requirement is unlikely to be delivered on the ground, mainly due to the market's inability to deliver it. This conclusion is supported by the whole Plan viability testing that has been carried out in support of this local plan. The policy requirements have been set at a level which is considered deliverable in terms of viability, when tested alongside the other policies in the Local Plan.
232. The Council's viability evidence has comprehensively tested the potential viability of different amounts and tenure splits for affordable housing provision across different parts of the Borough. The viability evidence demonstrates significant variation in the viability of residential development across the Borough, which is mainly due to variations in sales values and hence the policy requirements have been set at different levels across the different value areas of the Borough in order to ensure development is viable and can be delivered.
233. It is acknowledged that to meet the whole affordable housing requirement indicated in the SHMA would require either much higher affordable proportions on development sites and that this would be unviable or there would have to be significantly higher amounts of development which would be unsustainable and undeliverable in practice.

Uplift to the Overall requirement to improve affordability

234. It is important to consider how housing market trends and the affordable housing need relate through to demographic projections in considering, as the Planning Practice Guidance recommends, whether there is a case for adjusting levels of housing provision in effect to improve affordability over the longer-term. However, the uplift should not increase OAN to a figure which the planning authority has little or no prospect of delivering in practice.
235. The issue of applying an uplift to the overall housing requirement to improve affordability is dealt with in the SHMA update of January 2017 and the comments in Section 2 of this Topic Paper.
236. The SHMA identified an affordable housing need for 368 dwellings per annum (2013-30). Based on current affordable housing policy this would require an overall delivery of 920-1,840 dwellings per annum in order to deliver the required level of affordable housing in full. The affordable need represents 41% of the equivalent housing requirement over the 2013-30 period.
237. The appropriate approach to addressing affordable housing within the OAN has been considered in the courts, in *Kings Lynn & West Norfolk BC v Elm Park Holdings [2015]*. This sets out that:

“The Framework makes clear these [affordable housing] needs should be addressed in determining the FOAN, but neither the Framework nor the PPG suggest that they have to be met in full when determining that FOAN. This is no doubt because in practice very

often the calculation of unmet affordable housing need will produce a figure which the planning authority has little or no prospect of delivering in practice. That is because the vast majority of delivery will occur as a proportion of open-market schemes and is therefore dependent for its delivery upon market housing being developed....

This consideration of an increase to help deliver the required number of affordable homes, rather than an instruction that the requirement be met in total, is consistent with the policy in paragraph 159 of the Framework requiring that the SHMA “addresses” these needs in determining the FOAN. They should have an important influence increasing the derived FOAN since they are significant factors in providing for housing needs within an area.

Insofar as Hickinbottom J in the case of Oadby and Wigston Borough Council v Secretary of State [2015] EWHC 1879 might be taken in paragraph 34(ii) of his judgment to be suggesting that in determining the FOAN, the total need for affordable housing must be met in full by its inclusion in the FOAN I would respectfully disagree. Such a suggestion is not warranted by the Framework or the PPG for the reasons which I have just set out.”

238. The Council and its consultants have given careful consideration to the affordable housing needs evidence. As the 2017 SHMA indicates, to meet the affordable housing need in full would require 2.4% pa growth in the housing stock, which is essentially above what any area nationally has consistently delivered recently.
239. As the analysis in Section 2 of this Paper set out, to deliver the overall Plan target figure of 16,120 dwellings requires an average 1.6% per annum growth in the housing stock to be sustained to 2030. This is considered to be the upper limit of what can be considered achievable.
240. The Inspector examining the neighbouring Canterbury City Council Local Plan found (June 2017), in similar circumstances, that:

“Following the approach set out in the PPG, the HNR identified a range of affordable housing needs of between 490 and 740 dpa. To deliver this based on the proportion of affordable housing (30%) sought in the Plan would require between 1,623 and 2,467 dpa, an amount far in excess of the overall needs identified in the HNR. There is no persuasive evidence that the housing market would support this scale of building throughout the plan period. I consider that simply increasing housing provision in the Plan to these levels would not be an effective way of addressing affordable needs.

241. Likewise, the Borough Council considers that there is no realistic prospect of the necessary scale of growth in housing stock in the Borough that would enable the identified affordable needs to be met in full being achievable across the Plan period.

Section 6 – Gypsy and Travellers Accommodation

242. This section covers the Local Plan's approach to the provision of Gypsy and Traveller sites within the Borough of Ashford. It is relevant to policies HOU16 and HOU17. In accordance with Government policy Planning Policy for Traveller Sites, these policies are based on a comprehensive evidence base that includes a Gypsy and Traveller Accommodation Assessment (GTAA).
243. In 2013 a GTAA was carried out by the University of Salford and this indicated a requirement for 57 Gypsy and Traveller pitches for the 15 year period 2013 - 2028. The 2013 GTAA indicated that there was no additional need for Travelling Showpeople. This GTAA was based upon the requirements and definitions set out in Circular 01/2006 'Planning for Gypsy & Traveller Caravan Sites' and 04/2007 'Planning for Travelling Showpeople'. Following the publication of the Planning Policy for Traveller Sites in 2015, and clarification on the definition to be used for Gypsies and Travellers, the Council re-assessed the 2013 GTAA data to establish a revised requirement for 48 pitches between 2013 - 2028. On a pro rata basis, as the Local Plan period runs to 2030, there is a revised requirement of 54 pitches.
244. As identified in the Local Plan to 2030, since the GTAA was completed 31 pitches have received full planning permission in the Borough which has left a remaining requirement of 23 pitches to be provided by 2030. During the call for sites in 2013/2014, few suitable site options were put forward and no further sites have been identified through the consultation processes. Therefore the Local Plan proposes to meet this requirement through a mix of site allocations and a windfall policy. These site allocations are detailed in Local Plan policies S43 and S44. Policy HOU16 'Traveller Accommodation' allows for suitable windfall sites to come forward to meet the need for Gypsy and Traveller pitches.
245. Ashford Borough Council are in the process of updating the Gypsy and Traveller evidence base, and Arc4 have been commissioned to conduct a revised GTAA which is ongoing at the time of writing this report. This will provide a more robust assessment that is not reliant upon adapted survey data gathered before the current Gypsy and Traveller definitions was established. Once the revised GTAA has been received, then the council will go out to consultation on issues and options for Gypsy and Traveller site provision. This issues and options consultation will include a call for sites and those that are put forward will be considered for inclusion in a Gypsy and Traveller development plan document. In accordance with the Local Development Scheme, this Development Plan Document will be published in 2018.

Appendix 1

Introduction

This Appendix details the current land supply position on all sites identified in the Housing Trajectory that accompanies the Submission Local Plan to 2030. It includes all committed sites in the Trajectory, Local Plan site allocations, Neighbourhood Plan allocations and main residential windfalls over the Plan period and the current 5-year housing land supply period.

Table 1

Objectively Assessed Need (SHMA, 2017)	15,675
Future-proofing (London out-migration)	442
The Housing Target (2011-2030)	16,120
Delivered since 2011 (to March 2017)	3,177
Residual Requirement (2017-2030)	12,943
Extant commitments (previously allocated sites with permission)	3,001
Extant windfalls*	749
Chilmington Green (2017-30)	2,500
Future Windfalls	950
Proposed Local Plan Allocations**	6,749
TOTAL	13,949
Buffer	1,006

**Those not started have been reduced by 25% to account for potential non-delivery*

***Including re-allocated sites without permission and assumed contribution from Neighbourhood Plans.*

PART 1 - Extant Commitments on allocated sites

This section outlines the position of extant commitments on sites still to build out, and / or are also previously/currently allocated sites from the existing Development Plan which have not been taken forward into to the Local Plan. The planning application reference(s) are included in the description.

**denotes where the developer / housebuilder has commented on the proposed start /build out in Appendix 2 to this Topic Paper.*

Town Centre Sites - Existing Allocations under construction/permitted (not re-allocated)

- i. **Former Powergen Site, Victoria Road (15/01671)*:** This brownfield site has permission for 660 dwellings (nearly all flatted development) in accordance with the details submitted in the hybrid planning application 15/01671/AS. This application was approved in November 2016, with the Council granting full permission for 400

dwellings and outline for the other 260. Subsequently, a variation of the outline element was approved (17/0018/AS) and reserved matters consents (17/0658/AS) and (17/1091/AS) have also been granted for 258 units in total. As work has already commenced on site, it is expected that 411 dwellings will be delivered in the first 5 years in line with the informal discussions held with developers.

Site Capacity: 660 Dwellings

Expected delivery for 5 year land supply purposes: 411 dwellings.

- ii. **Elwick Road Phase 2:** This brownfield site, which is Phase 2 of a development currently under construction for the cinema, hotel and restaurants, has a current application awaiting further evidence, for up to 200 dwellings. Due to the need for further assessment work, the site is not expected to come forward immediately and is expected the first 100 units will be complete by 2021/22.
Site Capacity: 200 dwellings.
Expected delivery for 5 year land supply purposes: 100 dwellings.
- iii. **Victoria Way East *:** This area was initially allocated for 450 dwellings within the Town Centre Area Action Plan (Policy TC11). It has not been re-allocated in the Local Plan as the area is within the ambit of policy SP5 for development in the Town Centre. The 215 dwellings in the Trajectory reflects an extant planning permission (16/1157/AS) for that number of units which is part of a major redevelopment scheme at the eastern end of Victoria Road. However, there are other extant planning permissions for flatted schemes of 28 and 31 dwellings respectively (16/0986/AS and 16/0981/AS) also within this area – the latter of which is now under construction. The area includes a large vacant and clear brownfield site within the Town Centre.

Site Capacity: 215 dwellings.
Expected delivery for 5 year land supply purposes: 0 dwellings.

Urban Area Sites - Existing Allocations under construction/permitted (not re-allocated)

- iv. **Finberry (Cheeseman's Green)*:** This site was a Local Plan 2000 allocation which has outline permission for 1100 homes (02/00278/AS) and has been under construction for some time by Crest Nicholson.

This site has been partially constrained by the need for additional motorway capacity at the nearby M20 Junction 10 and the planning permission is subject to a Grampian condition restricting occupation beyond 700 homes until additional junction capacity is available. The new Junction 10a on the M20 will provide this capacity.

The first phase (Stour Meadows) is complete and works are under construction on the Captains Wood Phase (14/01075) and the Green Oaks Phase (10/01277). With more than one housing product being delivered by Crest on this site, it delivered over 100 units last year with higher construction rates than previously seen and additional reserved matters applications have recently been approved (16/00124, 16/00125/, 15/01586) for a further 479 dwellings. The views of the developer are contained within Appendix 2.

Remaining Site Capacity: 802 dwellings

Expected delivery for 5 year land supply purposes: 600 dwellings

- v. **Repton Park (Former Barracks)*** :Originally allocated in the Local Plan 2000, at this edge of Ashford brownfield site, the first properties were completed in 2004, and the site has continued to build out since then. The initial dwellings here were constructed under a separate permission to the wider outline permission for the whole site which was granted permission in 2007 (02/01565/AS) alongside a detailed scheme for 124 units (05/00894/AS).

There are 394 dwellings remaining to be built, many of which are under construction such as 15/00315 and 15/00589 for a total of 163 dwellings and build rates were high in 2017. Reserved matters applications granted or received in 2017 include 15/01518, 06/01301, and 16/00808 totalling a further 219 dwellings.

Remaining Site Capacity: 394 dwellings

Expected delivery for 5 year land supply purposes: 394 dwellings

- vi. **Godinton Way (Policy TC8)**: In April 2017, this edge of Town Centre site for 83 homes was under construction with 31 complete, 15 under construction, with the remaining 37 about to commence. It is therefore expected the remaining 52 completions will come forward in the 2017/18 year. In addition, an application to convert and extend the frontage building which was a former retail unit with snooker hall above to 29 flats (17/0952/AS) has been submitted to the Council.

Remaining Site Capacity: 52 dwellings

Expected delivery for 5 year land supply purposes: 52 dwellings

- vii. **Blackwall Road (Policy U5)**: Development on the site for 34 dwellings (14/01456) is underway with 6 completed in April 2017 and the remaining 28 under construction expected to be complete by 2018.

Remaining Site Capacity: 28 dwellings

Expected delivery for 5 year land supply purposes: 28 dwellings

- viii. **Abbey Way (Policy U1)**: This site was not re-allocated within the Local Plan 2030, but remains available for development through planning permission 15/00260/AS which was granted in March 2017 for 23 homes.

Remaining Site Capacity: 23 dwellings

Expected delivery for 5 year land supply purposes: 23 dwellings

- ix. **Conningbrook Phase 1 (Policy U22)**: The application for the creation of a country park, alongside the delivery of 300 residential dwellings (12/01245/AS) was approved in October 2014. Ashford Borough Council is an active partner in promoting elements of the overall scheme. The development is now in the hands of Chartway and is expected to start early in 2018.

Site Capacity: 300 dwellings.

Expected delivery for 5 year land supply purposes: 225 dwellings.

Rural Area – Existing Allocations under construction/permitted (not re-allocated)

- x. **Aldington, Calleywell Lane (Policy ALD1):** A full application was approved in April 2015 for the erection of 41 dwellings (14/00681/AS). In April 2017, 29 dwellings had been completed, with the remaining 12 expected to be delivered in the monitoring year 2017/2018.
- Remaining Site Capacity: 12 dwellings.
Expected delivery for 5 year land supply purposes: 12 dwellings.
- xi. **Tenterden Southern Extension Phase A (Policy TENT1a)*:** A full application was approved in October 2015 for 250 dwellings (14/00757), in line with Policy TENT 1 of the adopted Tenterden and Rural Sites DPD (2010). The site was under construction in April 2017, with the first 80 completions expected within the 2017/18 monitoring year in line with developer ambitions and with two housebuilders involved the build rate previously assumed on this site has been revised and is now expected to occur in mid-2020.
- Remaining Site Capacity: 250 dwellings.
Expected delivery for 5 year land supply purposes: 250 dwellings.
- xii. **Wye, Land at Kelston (Policy WYE1):** This previous TRSDPD allocation is currently under construction for the erection of 27 dwellings (14/00362/AS). In April 2017, 10 were complete and 17 under construction which are expected to be complete in the 2017/18 monitoring period.
- Remaining Site Capacity: 17 dwellings.
Expected delivery for 5 year land supply purposes: 17 dwellings.
- xiii. **Rolvenden Football Ground (Policy ROLV1)*:** Outline planning permission (13/00755/AS) for 40 residential dwellings was granted in January 2015 in line with Policy ROLV1 of the Tenterden and Rural Sites DPD. Approval of reserved matters application 15/01555/AS was granted in January 2017. There are no significant constraints to delivery.

Site Capacity: 40 dwellings.

Expected delivery for 5 year land supply purposes: 40 dwellings

PART 2 – Chilmington Green *

- xiv. Following the adoption of the Chilmington Green AAP and detailed masterplanning and design, this major urban extension on the edge of Ashford of up to 5,750 homes and 1,000 jobs, has commenced. Granting of the outline permission 12/00400/AS was given at the beginning of the 2017.

Most pre-commencement conditions have been discharged. Works on Access A and D (detailed development which are not controlled by pre-commencement conditions)

are close to completion. The Council has received and approved two full applications for road infrastructure. It is expected that the first occupations will occur at the start of 2019 (see spreadsheet in Appendix 2). The expectation is that the first 50 dwellings will be completed in the 2018/19 monitoring year in line with developer intentions, with the number of completions gradually increasing year-on-year with the multiple house builders on site. The developers' intentions contained within the spreadsheet in Appendix 2 to this Topic Paper for Phase 1 of the Chilmington development are ambitious and the Council has not assumed these rates of development will be achieved in the Local Plan Housing Trajectory.

Plan Period Site Capacity: 2500 Dwellings

Expected delivery for 5 year land supply purposes: 600 dwellings.

PART 3 - Proposed Allocations

This section outlines the position the proposed Local Plan allocations (some of which are also previously/currently allocated sites from the existing development plan which have been taken forward into to the Local Plan).

Town Centre Sites – Re-allocated

- xv. **Gasworks Lane (Policy TC14/S10):** It is expected that 150 dwellings will come forward at this site within the Plan period, (reduced from original allocation for 300 units within the Town Centre Area Action Plan). The gasworks has now been de-commissioned. Given the current activity in town centre flatted schemes, there is a good prospect that this site will come forward for redevelopment within the Plan period, although delivery is not expected until towards the latter stages with the first 75 units expected to come forward in 2028/29.

Site Capacity: 150 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

- xvi. **Commercial Quarter (Policy TC9/S1):** Planning permission for 159 units at the Kent Wool Growers business in Tannery Lane was granted in 2015 (13/01713/AS). However, the business has recently been placed into administration and thus the future redevelopment of this site is now more in question than was previously the case. The Commercial Quarter policy (S1) retains a supportive approach to residential apartments playing a secondary role to the wider commercial objectives of this location. Therefore, it is still expected that residential development here will come forward but given the need for a new party to acquire the site, the deliverability of these units in the short term is unlikely and the site is expected to come forward from 2022/23.

Site Capacity: 159 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

Urban Area Sites – Re-allocated

- xvii. **Lower Queen's Road (Policy U4/S8):** This site is a brownfield site on the edge of the Town centre, allocated in the Urban Sites DPD but yet to come forward. It is reallocated within the Local Plan for 40 dwellings and was phased in the middle of

the Plan period due to an existing employment use on site. It has however, recently become vacant with the closure of the Invicta Press works, and therefore could come forward much earlier than originally anticipated.

Site Capacity: 40 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

- xviii. **Former Ashford South Primary School (Policy U6a and S13):** Allocated for 110 dwellings in the Local Plan, this brownfield urban site is dependent on the delivery of the adjoining site S12 before it can be developed as the main means of accessing the development will be via the adjoining site. Currently, the buildings are being utilised as a temporary off-site form of entry for the first Chilmington Green primary school whilst that school is constructed at the Chilmington Green site. The opening of the new school there should mean this site can be vacated by Summer 2019. Thus it is expected that this will come forward after the completion of S12.

Site Capacity: 110 dwellings.

Expected delivery for 5 year land supply purposes: 50 dwellings.

- xix. **Former K College, Jemmett Road (Policy U6b and S12):** Allocated for 160 dwellings in the Local Plan, this brownfield urban site of the former K College, which has now relocated to the Town Centre and is now known as Ashford College, has recently been granted Reserved Matters consent (17/00354/AS) to Chartway and is therefore expected to be delivered within the first five years of the plan period.

Site Capacity: 160 dwellings.

Expected delivery for 5 year land supply purposes: 160 dwellings.

- xx. **Leacon Road (Policy U7 and S11):** The Leacon Road site that forms the adopted allocation (U7) in the DPD is re-allocated for residential development as Policy S11. This is a brownfield site in a highly accessible and sustainable part of the urban area. There are no substantive buildings on the site and the land had a temporary planning permission for use as for overnight HGV parking facility via planning permission ref: 16/0080/AS which has now expired so it is expected that the 100 dwellings will be completed within the first 5 years of the plan period.

Site Capacity: 100 dwellings.

Expected delivery for 5 year land supply purposes: 100 dwellings.

- xxi. **Willesborough Lees (Policy U14 and S17):** This site is allocated as site U14 in the Urban Sites & Infrastructure DPD with an indicative capacity of 200 dwellings and is taken forward into the Local Plan as S17. The allocation encompasses two land ownerships, one of which is land at Highmead House which fronts the A20 which had a resolution to grant planning permission for 28 houses in March 2017. The balance of the land has also now recently been granted full planning permission subject to a S106 Agreement for 192 dwellings to Bellway Homes in September 2017. An extant outline planning permission for the same quantity of housing (16/1512/AS) was also granted on appeal in August 2017.

Given the permissions now granted on this site, the overall capacity of the allocated site is likely to be around 220 units which is expected to be delivered on this site at an average rate of around 40-60 per year starting from 2018/19.

Site Capacity: 220 dwellings.

Expected delivery for 5 year land supply purposes: 220 dwellings.

- xxii. **Former Klondyke and Newtown Works Phase 2 (Policies S6 and S7):** Following completion of 108 dwellings as Phase 1 at Newtown Works, the remainder of this large brownfield site has now been allocated for at least 350 dwellings in the Local Plan. The site is in the ownership of Kier Developments in conjunction with the adjoining Klondyke Works site. The site has previously had an outline permission for over 900 units which has now expired and the Council is in discussions with both Kier and other interested parties with the aim of bringing the site forward. An application for Housing Investment Fund support of £10m has been made which, if supported, will assist in bringing forward the regeneration of the site including at least 350 units. A decision is expected in early 2018. There is a very large Listed railway shed on the Newtown Works site which is a matter that will need to be satisfactorily resolved in any redevelopment and hence early delivery of new development here is not expected although could be facilitated if the funding bid is successful. Full redevelopment of the Newtown site is also dependent on the delivery of the new M20 Junction 10a. It is expected that the first 50 dwellings at this site will be delivered in the sixth year of the Plan trajectory.

Site Capacity: 350 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

New Urban Site allocations

- xxiii. **Land NE of Willesborough Rd, Kennington (Policy S2):** This site is allocated for 700 dwellings in the Local Plan. The allocation lies in two ownerships and initial masterplanning proposals have been submitted informally to the Council for discussion. The principal developer involved is Quinn Estates. The site has a principal access point from the A2070 Willesborough Road. Other than the need for the capacity created by M20 Junction 10a, which is reflected in the expected timing of the development, there are no strategic infrastructure constraints that would prevent this site being brought forward within the next 5 years. However, a limited amount of development may also be accessible from the A28 Canterbury Road to the Orchard Farm part of the allocation. To this end, an outline application for 25 units has already been submitted to the Council (ref: 17/0944/AS).

Given these circumstances, it is expected that 150 completions on this site will come forward within the 5 year land supply period with the rest to follow thereafter.

Site Capacity: 700 dwellings.

Expected delivery for 5 year land supply purposes: 150 dwellings.

- xxiv. **Land at Court Lodge (Policy S3) *:** The site is allocated for 950 dwellings. It is being promoted by Hallam Land Management and a number of meetings with Council officers have taken place over recent months around a draft masterplan for the site which will accompany a planning application. A draft transport assessment

has been prepared and discussed with KCC and Highways England. There are no ownership constraints to the site coming forward and the site can be directly accessed from roads to the west and the north.

This is the largest of the new site allocations in the Submission Local Plan and as such, it is acknowledged that the lead-in time for development to commence may be commensurately relatively longer than for other allocations but there are no strategic infrastructure constraints (save for Junction 10a, which is reflected in the expected timing of the scheme), that would prevent development coming forward in principle here and given the work already invested by the developer in working up a masterplan for the site, it is entirely reasonable to expect the initial phases of the site to be under way and delivering new housing within 5 years. Based on the experience of other similar sized developments at Repton Park and Finberry (both of which also include a new primary school), the rate of delivery here is predicted to be in line with that on those sites.

Site Capacity: 950 dwellings.

Expected delivery for 5 year land supply purposes: 140 dwellings.

- xxv. **Land North of Steeds Lane and Magpie Hall Road (Policy S4) ***: The allocation for S4 proposes 400 dwellings. There is an extant outline planning application for the land covered by this and the Land south of Pound Lane (S5) allocations for a total of 550 homes (15/0856/AS).

The site is controlled by a consortium of Pentland Homes and Jarvis Homes, both well-known local housebuilding companies. Considerable work has already been undertaken by the developers to support their planning application and agreement has been reached for their application has recently been amended to bring it into line with the proposed allocations in the Submission Local Plan.

Given the circumstances described above, there is good reason to expect the developers will commence development here by 2020, with two housebuilders on the site, delivery of around 110 dwellings within the 5 year period can be expected. This is in line with the views expressed on their behalf in the correspondence in Appendix 2.

Site Capacity: 400 dwellings.

Expected delivery for 5 year land supply purposes: 110 dwellings.

- xxvi. **Land south of Pound Lane, Kingsnorth (Policy S5) ***: This site forms part of the live planning application from Pentland Homes and Jarvis Homes referenced above under Policy S4.

This site is allocated for 150 dwellings and is more self-contained than the adjoining allocations at sites S3 and S4 and although the site needs to be planned with the emerging proposals for those sites in mind, it raises fewer strategic delivery issues and as such, would be expected to come forward as the first site of the three. It is therefore reasonable to anticipate that development could commence here a little sooner than sites S3 and S4.

With two housebuilders present, delivery of 50 units in total per year commencing in 2019/20 is a conservative estimate of delivery, which will deliver the full 150 dwellings within the 5 year supply period.

Site Capacity: 150 dwellings.

Expected delivery for 5 year land supply purposes: 150 dwellings.

- xxvii. **Kennard Way, Henwood (Policy S9):** This brownfield site on the edge of town centre is allocated for 25 dwellings. It is expected to be delivered by year 2019/20 as there are no constraints to delivery.

Site Capacity: 25 dwellings.

Expected delivery for 5 year land supply purposes: 25 dwellings.

- xxviii. **Park Farm South East (Policy S14) *:** This site is allocated for 325 dwellings in Local Plan. The site is promoted by Taylor Wimpey and Persimmon Homes, who have been responsible for the adjoining Bridgefield development which is recently completed. In May 2017, the Council determined an EIA Screening Opinion for up to 400 dwellings at this site.

Save for the potential constraint of Junction 10a, which is taken into account in the expected timing of development here, there is no reason why this site could not commence well within the next 5 years. The site has direct access from the north and south and represents a natural extension to the Bridgefield development. The housebuilders here have indicated a desire to develop the site in the short term as they have been active on the land to the north. With potentially two housebuilders on the site, a greater annual rate of housing delivery could reasonably be expected with 210 dwellings within the 5 year period justified.

Site Capacity: 325 dwellings.

Expected delivery for 5 year land supply purposes: 210 dwellings.

- xxix. **Finberry North West (Policy S15):** This allocation represents a re-designation of land granted permission for B1 employment contained within the outline grant of planning permission for the Finberry development (see site iv above). The allocation is for 300 dwellings.

The Council expects that development of this phase will follow the build-out of the extant permission for 1100 houses by Crest Nicholson and hence it is expected to come forward in the latter years of the Plan period from the mid-2020s.

Site Capacity: 300 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

- xxx. **Waterbrook (Policy S16) *:** Waterbrook is also an existing allocation in the Core Strategy 2008 as part of a wider mixed use urban extension area, but is allocated in its own right as part of the Submission Local Plan for a mix of commercial and residential uses and an extension to the existing lorry parking facility. The allocation proposes 350 dwellings at the site.

The site has previously had outline planning permission for a range of employment uses and it already accommodates an overnight lorry parking facility, aggregates depot and railhead and more recently a VOSA facility. Drainage and highway works have been implemented and the site is capable of delivering new development now. The site owner (GSE) is in active discussions with Council officers over a masterplan for the remaining parts of the site (as required by the draft policy).

It is accepted that the delivery of the proposed Junction 10a scheme is a timing constraint to new residential development coming forward on this site and so the phasing assumptions for housing here have been tailored accordingly. As such, it is reasonable to assume development here would commence in 2019/20 with development of about 120 dwellings realistically achievable by early 2022.

Site Capacity: 350 dwellings.

Expected delivery for 5 year land supply purposes: 120 dwellings.

- xxxi. **Conningbrook Residential Phase 2 (Policy S19):** Following development of the Phase 1 of this site which is detailed within the extant commitments section (see site ix above), Phase 2 is allocated in the Local Plan for 170 homes and is expected to commence in the later years of the Plan following, with expected first completions in 2023/24.

Site Capacity: 170 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

- xxxii. **Eureka Park (Policy S20) *:** This site is allocated for 375 dwellings and 20ha of employment land in the Submission Local Plan. The site is partially developed for principally B1 office uses resulting from its previous Plan allocations and planning permissions.

The proposed introduction of residential development to the site represents a change of approach from previous allocations and existing permissions but one that has the full support of the developer (Quadrant Estates). The site already benefits from infrastructure and access delivered to serve the office developments there and so there is no strategic reason that would delay new development coming forward. It is expected that completions will commence in 2019/20 and deliver 210 within the first 5 years.

Site Capacity: 375 dwellings.

Expected delivery for 5 year land supply purposes: 210 dwellings.

- xxxiii. **Land South of Brockman's Lane, Bridgefield (Policy S45):** This site is allocated for 100 dwellings and lies immediately south of and adjoining the proposed allocation south of Bridgefield (S14) referred to above. Policy S45 indicates development should take place here after completion of the S14 site and therefore is expected to be delivered in 2022/23.

Site Capacity: 100 dwellings.

Expected delivery for 5 year land supply purposes: 0 dwellings.

- xxxiv. **Chart Road, Ashford (Policy S46):** This site is allocated for 25 dwellings and is within urban Ashford area. The site is vacant land, which was originally retained as a possible site for a medical facility, which the NHS has now confirmed is not required. It is relatively unconstrained, has an existing access to the Chart Road and is therefore regarded as deliverable within the next five years.

Site Capacity: 25 dwellings.

Expected delivery for 5 year land supply purposes: 25 dwellings.

A20 Corridor Sites - New Allocations

The Local Plan – following an assessment of the main road corridors which enter Ashford and the ability to maximise the use of the public transport services to Ashford this presents - identifies a few appropriately scaled housing sites near to Ashford along the A20. These sites have direct access to the main local road network and are available either now or within the next 5 years. There are no strategic infrastructure constraints to their development.

As part of the evolution of the Plan, the Council has confirmation from the landowners that these sites can come forward in the early years of the plan.

- xxxv. **Land East of Hothfield Mill (Policy S47):** This site has been allocated for 75 dwellings on a greenfield site between Hothfield Mill and Westwell Lane. It has the potential for direct access from the A20 and is expected to come forward within the next five years.

Site Capacity: 75 dwellings.

Expected delivery for 5 year land supply purposes: 75 dwellings.

- xxxvi. **Rear of Holiday Inn, Hothfield (Policy S48) *:** Site S48 which lies on land currently occupied by Oakover Nurseries – a major horticultural business in the area, is allocated for 150 dwellings. The Council has held discussions with the Nursery owners and they have confirmed their agreement to the release of the site as they own other land in the vicinity. An agreement is in place with a developer (Dean Lewis Estates Ltd) who will promote and masterplan this site and the nearby site S49. Correspondence from DLE Ltd (see Appendix 2) indicates that the sites will be brought forward sequentially with S49 proceeding first whilst the current operations at S48 are relocated to other premises owned by Oakover Nurseries nearby. Some of the S48 allocation is in a separate private ownership and not in horticultural use and is potentially available for development earlier. The Local Plan Housing Trajectory reflects the position of DLE Ltd and therefore it is expected that development at S48 would commence towards the end of the 5 year supply period.

Site Capacity: 150 dwellings.

Expected delivery for 5 year land supply purposes: 50 dwellings.

- xxxvii. **Land north of Tutt Hill (Policy S49) *:** This site has been allocated for 75 dwellings and is also within the ownership of Oakover Nurseries. Unlike the S48 site, DLE Ltd have confirmed there are no operational constraints to the site coming forward for development now and access to the site can be achieved directly from the A20. It is expected to come forward and be developed out within the next five years.

Site Capacity: 75 dwellings.

Expected delivery for 5 year land supply purposes: 75 dwellings.

Rural Area Sites – Re-allocated

xxxviii.

Land South of Arthur Baker Playing Fields, Charing (Policy CHAR1 and S29):

This site was allocated within the Tenterden and Rural Sites DPD for 35 homes, and as the policy remains extant, it has been re-allocated within the Local Plan. An indicative scheme for a 42 unit elderly care scheme has a resolution to grant planning permission subject to a S106 Agreement in June 2017 (14/1486/AS). Discussions on proposals on the balance of the site are ongoing. Once resolved, it is expected that the site will come forward promptly and an overall greater number of units than the allocation will be delivered but until that stage, the Housing Trajectory is based on the allocation's indicative capacity only.

Site Capacity: 35 dwellings.

Expected delivery for 5 year land supply purposes: 35 dwellings.

xxxix.

Land at Parker Farm, Hamstreet (Policy HAM2 and S32): This site was allocated in the Tenterden and Rural Sites DPD for 20 homes, to be phased from 2017. Due to flood mapping alterations, the Local Plan has revised the allocation capacity to 10 dwellings and this is reflected in policy S32. Given the site is in an adopted Development Plan, it is expected that the site will be delivered early in the Plan period.

Site Capacity: 10 dwellings.

Expected delivery for 5 year land supply purposes: 10 dwellings.

xl.

Tenterden Southern Extension Phase B (Policy TENT1 and S24): The TENT1 Phase A is now well underway (see extant commitments section above) and the Local Plan has revised the TENT1b policy to reflect the resulting masterplanned densities on the TENT1a site to 225 dwellings in site policy S24 (an increase of 50 over the adopted site policy).

There is no reason why masterplanning and planning application phases may not be completed on S24 in advance of the TENT1a scheme being completed as the restriction on Phase B development is on 'occupation' only and it is considered likely that developers would seek to move seamlessly from occupations at one site to the other if at all possible.

Given the accelerated completion rate at TENT1a, there is an expectation that at least 70 dwellings can be completed on the S24 site by March 2022 but there is potential for a greater number of completions to be achieved by this time depending on the overlap between the end of construction at TENT1a and the start of construction at S24.

Site Capacity: 225 dwellings.

Expected delivery for 5 year land supply purposes: 70 dwellings.

- xli. **Land on Front Road, Woodchurch (Policy WOOD1 and S40):** This site was allocated in the Tenterden and Rural Sites DPD for 10 homes, but following two unsuccessful applications and appeals where the design of the proposals were considered to be too cramped for the site, it is now re-allocated within the Local Plan for the reduced amount of 8 dwellings. Delivery rates in the rural area suggest this site will come forward over the five year period. There are no significant constraints to delivery.

Site Capacity: 8 dwellings.

Expected delivery for 5 year land supply purposes: 8 dwellings.

- xlii. **Land at Luckley Field, Wye (Policy WYE2):** A full application (14/00195/AS) was approved in November 2011 for the erection of 25 dwellings, which is slightly above the indicative capacity of 20 that was set out in the TRSDPD. It is anticipated that this site will be completed in the 2018/19 monitoring year.

Site Capacity: 25 dwellings.

Expected delivery for 5 year land supply purposes: 25 dwellings.

Rural Area - New Site Allocations

- xliii. **Aldington, Land North of Church View (Policy S51):** This site is allocated for 10 dwellings, all of which are expected to come forward within the first five years. It is a small rural greenfield site with no significant constraints to delivery. This site adjoins Policy S52.

Site Capacity: 10 dwellings.

Expected delivery for 5 year land supply purposes: 10 dwellings.

- xliv. **Aldington, Land South of Goldwell Court (Policy S52):** This site is allocated for 20 dwellings and adjoins Policy S51. It is anticipated that these will come forward within the first five years as it is a small rural greenfield site and there are no significant constraints to delivery.

Site Capacity: 20 dwellings.

Expected delivery for 5 year land supply purposes: 20 dwellings.

- xlv. **Appledore, The Street (Policy S26):** The site is proposed for 20 dwellings in the Submission Local Plan. The site is supported by the Parish Council. It is a small rural greenfield site with no significant constraints to delivery.

Site Capacity: 20 dwellings.

Expected delivery for 5 year land supply purposes: 20 dwellings.

- xlvi. **Biddenden, North Street (Policy S27):** This site is allocated for 45 dwellings in the Local Plan. A hybrid application comprising a full application for the erection of 45 dwellings, of which 35% are affordable, access and associated works, and an outline application for the erection of a B1 office building was approved at planning committee in September 2017, subject to a S106 Agreement.

Site Capacity: 45 dwellings.

Expected delivery for 5 year land supply purposes: 45 dwellings.

- xlvi. **Brook, Nat's Lane (Policy S53):** This site is allocated for 10 dwellings, all of which are expected to come forward within the first five years. It is a small rural greenfield site with no significant constraints to delivery.

Site Capacity: 10 dwellings.

Expected delivery for 5 year land supply purposes: 10 dwellings.

- xlvi. **Challock, Land at Clockhouse (Policy S54):** This site is allocated for 15 dwellings, all of which are expected to come forward within the first five years. It is a small rural greenfield site with no significant constraints to delivery.

Site Capacity: 15 dwellings.

Expected delivery for 5 year land supply purposes: 15 dwellings.

- xlix. **Charing, Northdown Service Station (Policy S28):** The site is proposed for 20 dwellings in the Submission Local Plan. The site is partially brownfield (the frontage which is in operation as a petrol filling station and garage workshop) and partially greenfield (the larger balance of the site to the rear of the PFS and workshop). A current planning application (ref:17/0865/AS) proposes the conversion of the PFS to contain 3 flats. The workshop operation is proposed to remain in situ and can be accommodated alongside the proposed residential development. The site also adjoins a new, much larger allocation at S55 (see below).

Site Capacity: 20 dwellings.

Expected delivery for 5 year land supply purposes: 20 dwellings.

- i. **Charing, Land adjacent to Poppyfields (Policy S55):** This site is allocated for 180 dwellings in the Submission Local Plan. There are two land ownerships contained within the allocation but both are subject to agreements with developers to promote them. There are alternative options for site access from the A20. The evidence of build out rates from the adjoining Poppyfields development suggests that housing in this location will be come forward quickly and be constructed rapidly. However, the relative scale of the site and the need to ensure it is properly planned and laid out, the Council has predicted that it may take until early 2020 to realise first completions but that it is still realistic to anticipate a full build out by early 2022

Site Capacity: 180 dwellings.

Expected delivery for 5 year land supply purposes: 180 dwellings.

- ii. **Chilham, Branch Road (Policy S56):** This site is allocated for 10 dwellings. Delivery rates in the rural area suggest this small site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 10 dwellings.

Expected delivery for 5 year land supply purposes: 10 dwellings.

- iii. **Egerton, Land on New Road (Policy S30):** This site is allocated for 15 dwellings, all of which are expected to come forward within the first five years. It is a small rural greenfield site with no significant constraints to delivery.

Site Capacity: 15 dwellings.

Expected delivery for 5 year land supply purposes: 15 dwellings.

- liii. **Hamstreet, Land North of St.Mary's Close (Policy S31):** The site is proposed for 80 dwellings in the Submission Local Plan. An EIA Screening Opinion for development here was determined as not requiring EIA in November 2017 for up to 80 dwellings with an 80-bed care home.

The site represents a suitable and available development opportunity for new housing which has no significant infrastructure or land ownership constraints that might affect its deliverability in the short term. As such, it is entirely justifiable to consider that the proposed housing here will be delivered in the next five years.

It should also be noted that Barton Willmore on behalf of Hallam Land Management (the promoters of the site) consider that the site is deliverable, within five years and have commenced local consultation on the designs.

Site Capacity: 80 dwellings.

Expected delivery for 5 year land supply purposes: 80 dwellings.

- liv. **Hamstreet, Warehorne Road (Policy S57):** This site is allocated for 50 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way and the developer (Crabtree & Crabtree (Hamstreet)) have commenced local consultation on the designs.

Site Capacity: 50 dwellings.

Expected delivery for 5 year land supply purposes: 50 dwellings.

- lv. **High Halden, Land at Hope House (Policy S33):** This site is allocated for 35 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way. An undetermined planning application for 28 dwellings on the site is currently under consideration by the Council. There are no significant constraints to delivery.

Site Capacity: 35 dwellings.

Expected delivery for 5 year land supply purposes: 35 dwellings.

- lvi. **High Halden A28, Stevenson Brothers (Policy S58):** This site is allocated for 50 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way. The site is used by the Stevenson Brothers for storage but they have confirmed there is adequate capacity at their nearby workshop in Bethersden to enable them to vacate the site. Other than this minor relocation issue, there are no constraints to delivery.

Site Capacity: 50 dwellings.

Expected delivery for 5 year land supply purposes: 50 dwellings.

- lvii. **Hothfield - Land East of Coach Drive (Policy S34):** This site is proposed for 40 dwellings in the Submission Local Plan. It is located on the north-eastern edge of the existing village with ready access from the existing road network.

The site is being promoted by a local developer (Crabtree & Crabtree (Hothfield) Ltd). An EIA Screening Opinion application was determined as not requiring EIA for up to 60 dwellings on the site in October 2017. There are no significant constraints to delivery.

Site Capacity: 40 dwellings.

Expected delivery for 5 year land supply purposes: 40 dwellings.

- lviii. **Mersham, Land at Rectory Close (Policy S59):** This site is allocated for 15 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 15 dwellings.

Expected delivery for 5 year land supply purposes: 15 dwellings.

- lix. **Mersham - Land adjacent to Village Hall (Policy S35):** This site is allocated for 10 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 10 dwellings.

Expected delivery for 5 year land supply purposes: 10 dwellings.

- lx. **Shadoxhurst - Rear of Kings Head PH (Policy S36):** The site is proposed for 25 dwellings in the Submission Local Plan. However, planning permission was granted for a scheme of 19 dwellings on the site in November 2017.

Site Capacity: 25 dwellings.

Expected delivery for 5 year land supply purposes: 25 dwellings.

- lxi. **Smarden – Land adjacent to Village Hall (Policy S37):** The site is allocated within the Local Plan for 25 dwellings, however following a recent allowed appeal (June 2017) for a scheme for 50 dwellings (APP/E2205/W/16/3159895), it is expected that the 50 dwellings will be delivered by 2020.

Site Capacity: 50 dwellings.

Expected delivery for 5 year land supply purposes: 50 dwellings.

- lxii. **Smeeth – Land South of Church Road (Policy S38) *:** This site is allocated for 35 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 35 dwellings.

Expected delivery for 5 year land supply purposes: 35 dwellings.

- lxiii. **Tenterden (St Michaels) (in the parish of High Halden), Land at Pope House Farm:** This site, with direct access to the A28, is allocated for 50 dwellings on the edge of St.Michaels part of the town of Tenterden. Delivery rates in the rural area suggest this site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 50 dwellings.

Expected delivery for 5 year land supply purposes: 50 dwellings.

- lxiv. **Wittersham, Land between Lloyds Green and Jubilee Fields (Policy S61):** This site, located at the northern edge of the village of Wittersham, is allocated for 40 dwellings. Access to the site from Lloyds Green in the west and potentially from the Jubilee Field estate to the east can be provided. Delivery rates in the rural area suggest this site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 40 dwellings

Expected delivery for 5 year land supply purposes: 40 dwellings.

- lxv. **Woodchurch, Land at Appledore Road (Policy S62):** This site, located adjoining the village of Woodchurch is allocated for 30 dwellings. Delivery rates in the rural area suggest this site will come forward in a timely way. There are no significant constraints to delivery.

Site Capacity: 30 dwellings

Expected delivery for 5 year land supply purposes: 30 dwellings.

Part 4 - Neighbourhood Plan Allocated Sites

- lxvi. **Wye NP:** The Wye NP was made in 2016 and was the first such Plan in the Borough. Policy WNP9 of the Plan sets out indicative quantum of housing development in the parish up to 2030, with an aggregate figure of approximately 150 dwellings. Of these, around 50 relate to the two Tenterden & Rural Sites DPD sites at WYE1 and WYE2 (sites xii and xliii above) and a further 50 relate to predicted or extant windfall / change of use proposals expected to come forward.

In addition, WNP9 identified approximately 50 dwellings at the former WYE3 allocation (former Imperial College campus) in the village. This is the main allocation in the NP and a separate, detailed policy (WNP11) sets out the Plan's requirements for development on the site.

A masterplanning exercise involving the developers of the former college (Telereal Trillium) and the Parish Council has been on-going during 2017 and consultation on a draft masterplan is expected to commence shortly. In parallel, TT has obtained an approval under permitted development rights for the conversion of the disused offices on the former ADAS site within the WYE3 / WNP11 policy area for 52 units but this remains unimplemented at present (see site lxxi below).

The outcome of the masterplanning exercise is expected to clarify the eventual residential capacity of the WYE3 / WNP11 site and inform future planning applications on the site but for the purposes of the Housing Trajectory, the Council currently expects the indicative total of units for the site from the Wye NP to be delivered within the next 5 years.

Site Capacity: 50 dwellings

Expected delivery for 5 year land supply purposes: 50 dwellings.

- lxvii. **Pluckley NP:** The Pluckley NP was ‘made’ at the Full Council meeting in April 2017. The Housing Trajectory indicates that three small sites in Pluckley are allocated in the NP (one of which already has outline planning permission (Pluckley Brickworks ref: 14/1116/AS) and Reserved matters consent (ref: 17/0331/AS) for 25 units.

Pluckley Thorne (H1 Site A) and Land off Lambden Road (H1 Site B) are the other allocated sites in the NP. Both sites are allocated for four dwellings. With regards to deliverability, site owners for all three of the sites allocated were anxious to progress with developments as soon as the Neighbourhood Plan was adopted. Thus, it is expected that these sites will come forward within the next five years.

Site Capacity: 33 dwellings

Expected delivery for 5 year land supply purposes: 33 dwellings.

- lxviii. **Bethersden NP:** The Bethersden NP has now been submitted to the Council for Regulation 16 consultation. It includes 3 proposed housing sites totalling 34 dwellings. The Regulation 16 consultation stage commenced on the 15th December 2017 meaning the Examination of the Plan is expected to start in mid-February 2018.

One of the proposed allocations (land at Church Hill, Bethersden) has also been the subject of a planning application which was approved by the Borough Council subject to a S106 Agreement in December 2017 (16/1271/AS). There is no reason to doubt the deliverability of the other sites allocated in the draft NP and the Housing Trajectory expects that these sites will come forward within the next 5 years.

Site Capacity: 34 dwellings

Expected delivery for 5 year land supply purposes: 34 dwellings.

- lxix. **Rolvenden NP:** The Rolvenden NP has now reached its initial Regulation 14 consultation stage. As one of the larger rural settlements in the Borough, the Housing Trajectory indicates an expectation that development in the parish will be at a similar scale to that allocated in the Tenterden & Rural Sites DPD.

Capacity: 40 dwellings

Expected delivery for 5 year land supply purposes: 40 dwellings.

Major Windfall Sites

- lxx. **Tilden Gill, Tenterden (14/1420/AS):** An outline application was allowed on appeal in April 2016 for the erection of 100 dwellings at the site. Following discussions with Redrow Homes, it is expected that the build-out of this site will be completed within the next 5 years.

- lxxi. **The ADAS site, Wye (15/1602):** A prior approval application for the conversion of offices to 52 dwellings was granted in January 2016. There has since been significant liaison between the developers, ABC and the Parish Council regarding the future development of this site, as it sits within the overall masterplan for the WYE3 / WNP11 designation in the Wye Neighbourhood Plan but is not included within those allocation numbers.

- lxxii. **The North School, Essella Road (14/0735):** Reserved Matters consent for 25 dwellings. In April 2017, 17 units under construction and 8 dwellings completed.
- lxxiii. **Farrow Court, Eldercare Centre (13/0357/AS):** Planning permission for 45 dwellings. 12 under construction and 33 dwellings completed at April 2017.
- lxxiv. **Former Concorde House, Austin Road (14/1515/AS):** This brownfield site has permission for 14 dwellings granted in January 2016.
- lxxv. **Northdown House, Station Road, Ashford (16/1450/AS):** Prior approval for a proposed change of use - conversion from office (B1)(a) to 20 residential apartments (C3) granted in November 2016.
- lxxvi. **Land North West of Smallhythe House, Longfield, Tenterden (16/0795/AS):** Erection of 36 retirement living apartments with associated communal facilities, access, parking and landscaping granted planning permission in December 2016.
- lxxvii. **15 to 17 North Street, Ashford (16/1350):** Prior approval for the change of use of offices (B1a) to residential use (C3) comprising 14 residential units (12 one bedroom and 2 two bedroom) granted in December 2016.
- lxxviii. **Tufton House, Tufton Street, Ashford (17/0068/AS):** Prior approval for the change of use from office B1(a) to residential C3 (36 flats) granted in March 2017.
- lxxix. **Land between The Hollies and Park Farm Close, Shadoxhurst (16/1841/AS):** Planning permission granted in March 2017 for the erection of 12 dwellings, the creation of a new access from Woodchurch Road, new landscaping and ancillary works.
- lxxx. **Plot 2, Land adjacent to the William Harvey Hospital (16/1136/AS):** Planning permission granted in July 2016 for the development of the site to provide a care home (Use class C2) for 68 units together with associated access, car parking and landscaping.

Addendum to the Housing Topic Paper - Updated position

Introduction

This Addendum to the Housing Topic Paper (SD08) is intended to provide an updated position for the Examination in the following regards:-

- 1) Estimated number of housing completions in the borough in 2017/18
- 2) The implications for the residual housing requirement over the remainder of the Plan period
- 3) The 5 year housing land supply position for the period 2018-23, taking account of the above matters and the clarification provided by the *St Modwen* Court of Appeal judgment from October 2017
- 4) Any update of the site specific circumstances of the sites listed in Appendix 1 of the Housing Topic Paper.

1. Housing completions 2017/18

In preparation for the Local Plan Examination, the Council has surveyed all major housing sites with planning permission in the borough, both allocated and windfall, to count the number of new properties completed in the 2017/18 monitoring year. This exercise is normally undertaken in April but the proximity of the survey work (February 2018) to the end of the monitoring year means that the results should be regarded as a robust estimate of a final completions figure for the year.

The survey work showed that there had been 411 completions on major sites at the time of the survey with a further 42 units highly likely to be completed by the end of March*.

In addition, it has been estimated that the 109 units recorded as being under construction on minor sites at the end of March 2017 have been completed by the end of March 2018, but that no minor site granted permission during the 2017/18 monitoring year will have been completed. In practice, this should err on the cautious side. The position will be confirmed by full survey after the end of March 2018.

In total, therefore, the Council is estimating a total of 562 completions across the borough for the 2017/18 monitoring year.

Actual and Expected Completions (2017/18)

Sites	completi ons
Finberry (LP 2000) (including 14 expected*)	157
Repton Park (LP 2000) (Including 11 expected*)	90
Wye, Land at Kelston (Policy WYE1)	17
Aldington, Calleywell Lane (Policy ALD1)	12

Tenterden Southern Extension Phase A (TENT1A)	20
Godinton Way (TC8) (including 17 expected*)	52
Blackwall Road (U5)	26
TOTAL COMPLETIONS ON ALLOCATIONS (including 42 expected*)	374
Major windfall site completions (actual)	79
Minor windfall completions (expected)	109
<i>Estimated total number of completions 2017/18</i>	562

2. Residual housing requirement

Based on the estimated number of completions for 2017/18, the Council has recalibrated the housing numbers in Table 1 of the Submission Local Plan. This is set out below.

Revised Table 1

Objectively Assessed Need	15,675
Future Proofing	442
The Housing Target (2011-2030)	16,120
Delivered since 2011	3,739
Residual Requirement	12,381
Extant commitments (previously allocated sites – some with permission)	2,742
Extant windfalls*	845
Chilmington Green	2,500
Future Windfalls	950
Proposed Allocations	6,749
TOTAL	13,786
Contingency buffer	1,405

* This retains the -25% non-delivery rate on all 'not started' windfall sites

It is notable that the overall contingency buffer has risen significantly from the 1,006 figure in Table 1 in the Submission Plan. This is as a consequence of two factors – additional windfall sites being granted planning permission over the course of the year being greater than those

that have been developed out, and the addition to the extant windfall figures of a small number of permissions that had been omitted from the previous year's figures.

3. Updated 5 year housing land supply position

Paragraphs 190-229 of the Housing Topic Paper discuss the question of five year housing land supply in some detail, although this is largely in the context of the 2017-22 land supply period and the expected level of housing completions set out in the Housing Trajectory at Appendix 5 of the Submission Local Plan.

This part of the Addendum updates the housing land supply position in light of the estimated level of completions for 2017/18 referred to above and the clarification provided by the *St Modwen* Court of Appeal judgment in October 2017. Whilst the judgment was referred to in the Housing Topic Paper (paras. 215-217), it was stated that the Council had not yet undertaken a review of its 5 year housing land supply position in light of the judgment and that this was to be done prior to the Examination of the Plan and as such, the Topic Paper's assessment had not then taken the implications of the judgment into account.

This judgment clarified the appropriate test for 'deliverability' in respect of determining a 5 year housing land supply given the Footnote 11 'tests' in the NPPF and in particular made clear that the expected rate of delivery shown in a housing trajectory was different from the 'realistic prospect' test to be used to judge deliverability for the purposes of assessing the five year supply.

The Housing Topic Paper set out the land supply position using the housing trajectory at Appendix 5 of the Submission Local Plan. However, as the *St Modwen* judgment has now made clear, the role of the housing trajectory in setting out what is the Council's expectation of housing delivery, is different from the appropriate test for establishing a 5 year supply of land for housing. Just because a site is capable of being delivered within five years, it does not necessarily mean that it will be. The proper test for five year land supply purposes is now clearly established as what is deliverable in terms of footnote 11, rather than what is expected to be delivered as shown on the trajectory.

Key principles

In considering whether a site has a realistic prospect of being delivered within 5 years in accordance with footnote 11, the Council has considered the progress a site has made through the planning process, for example, whether a scheme has planning permission or a resolution to grant subject to a Section 106 or other form of Legal agreement; whether pre-application discussions have commenced and if so, the stage they have reached; whether EIA Screening or Scoping Opinions have been sought or may be required, etc. Regard has also been had to the relevant provisions of the planning practice guidance. The other elements of the footnote 11 definition have also been applied.

Site specific issues have also been considered such as the need for strategic or off-site infrastructure to release development or enable occupations; any land ownership or occupancy constraints; or the presence of a known housebuilder or developer.

The rate of delivery on sites has taken account of the number of housebuilders (or different products offered by a single housebuilder) on a particular site where this is known; the density and the types of dwellings to be delivered and, where relevant on larger or equivalent sites, any recent evidence of completion rates achieved. The Council has also sought to update the evidence from developers themselves where the information contained within Appendix 2 to the Housing Topic Paper is out of date or there is reason to believe there may be a change of timetable. Careful consideration has also been given to lead in times, based on the circumstances of the specific sites.

2018-23 Five Year Housing land supply

The following table takes account of the estimated level of housing completions for 2017/18 (562 units) and recalibrates the 5 year housing land requirement for the 2018-23 period from that shown in the table contained within para. 213 of the Housing Topic Paper. The five year housing land supply requirement (assuming a Sedgefield approach to the shortfall and 20% buffer) against the objectively assessed housing need for the period 1st April 2018 to 31st March 2023 is set out in the table below:-

5 year OAN requirement	4,125 (5x825)
+ Delivery shortfall against OAN since 2011	2,036
Sub-total	6,161
(+20% buffer)	1,232
TOTAL	7,393

If the equivalent exercise is undertaken using the Council's proposed annualised Local Plan requirement (i.e. OAN plus the 'future proofing' uplift from adoption), the figures are as follows:-

5 year Local Plan requirement	4,295 (5x859)
+ Delivery shortfall against OAN since 2011	2,036
Sub-total	6,331
(+20% buffer)	1,266
TOTAL	7,597

The Housing trajectory at Appendix 5 of the Submission Local Plan shows that for the 2018-23 housing land supply period, the Council expects a total of 7,618 dwellings to be delivered. Therefore, even on the basis of what the Council 'expects' to happen, a five year housing land supply can be demonstrated, albeit with only a small surplus.

However, by applying a revised assessment of housing land supply on the proper footnote 11 basis, the Council considers that there is a realistic prospect of additional housing completions in the 2018-23 period over and above those expected to happen as shown in the trajectory. The reasons and scale of additional supply are set out below.

- a) Missing housing numbers:** The previous iterations of the housing trajectory did not include two town centre brownfield developments both of which are under

construction. One at Victoria Way East (for 59 dwellings) and one at land around Panorama (for 110 dwellings). This was an error. **Additional 169 dwellings.**

- b) Chilmington Green:** Access to the site from both the east and the west has now been completed and infrastructure to serve the initial phase has been installed or is otherwise available. The first reserved matters application for 346 units is due to be granted consent soon (17/01170). The developers' schedule shows first completions occurring in 2019 with a total of 1501 dwellings completed by the end of 2022 divided between the respective developers over that period. The housing trajectory shows an expected completion rate of only 800 dwellings over this period and so given the marked difference between the trajectory and the developers' own expectations, there is at least a reasonable prospect that significant more dwellings may be completed here during the 2018-23 period. Based on the expected rate of occupations set out in the developers' schedule, the Council considers at least an additional 350 units could be delivered as this is still only approximately 75% of the developers' own assessment. **Additional 350 dwellings.**
- c) Victoria Way East (2):** This site has planning permission for 215 dwellings and forms the remainder of the site where a new brewery development will be located (now under construction). It is currently shown in the housing trajectory to be coming forward in the years beginning 2023 and 2026 but given the commencement of the wider site, the lack of impediments, and the developers' intentions to bring forward the residential elements much earlier in document 2 of Appendix 2 of the Housing Topic Paper, there is at least a reasonable prospect of delivery in the 2018-23 period. **Additional 215 dwellings.**
- d) Powergen:** The housing trajectory shows that it is expected that this development will be complete in 2023/24, with the last 60 flats to be built in that year. The scheme will be delivered in large flatted blocks of development and is currently under construction. Recent correspondence with the developers indicates that build out rates are likely to be faster than previously thought and hence there is at least a realistic prospect that the last 60 flats will now be completed in the 2022/23 monitoring year. **Additional 60 dwellings.**
- e) Park Farm South East (S14):** This is an allocation which is an extension to an existing development that is expected to complete its final 35 dwellings in the 2023/24. The site is in the hands of two national housebuilders, Taylor Wimpey and Persimmon Homes, who have a strong track record of housing delivery in Ashford (previous Park Farm phases, and Repton Park). Recent correspondence with the developers has confirmed their intention to submit a full application for the site imminently (late March /early April 2018) and there have been extensive pre-application discussions with the Council to date. Given these factors and the lack of any strategic constraint on the site coming forward, there is a reasonable prospect that the additional 35 units could be delivered prior to March 2023. **Additional 35 dwellings.**
- f) Lower Queen's Road (S8):** The trajectory expects this site will start in 2024 but it is a small site allocation of 40 units and so it is considered there is at least a reasonable prospect it would come forward earlier, especially in light of recent pre-application discussions. **Additional 40 dwellings.**

- g) Former Newtown and Klondyke Works (S6 and S7):** Previously the Klondyke Works site is proposed for a tourism/visitor attraction (a model railway museum) in the Submission Local Plan but the policy also states residential use would be a suitable alternative. In the housing trajectory this site is linked to the adjacent Newtown Works site in terms of expected rate housing to be delivered. Since the drafting of the Submission Local Plan, it is now likely that the museum would be pursued on the adjacent site at Newtown Works thus freeing up the Klondyke Works site for residential use. Pre-application proposals for up to 100 flatted units have been received and discussions held with the Council with a planning application expected shortly. Therefore, the Council believes there is at least a reasonable prospect that 100 units would come forward on the Klondyke site within the 2018-23 period.

In terms of the overall rate of delivery, this scenario equates to an additional 50 units than currently assumed in the trajectory given that the Newtown and Klondyke sites were combined and 50 dwellings are already expected to be completed in the year 2023. The expectation was based on the then on-going discussions with the developer (Kier) about bringing forward the Newtown Works site but that may now be more complicated given the potential delivery of the museum as part of a wider redevelopment package here. Hence the Council would now take a somewhat less optimistic view on early delivery at the Newtown works site leaving a net additional supply of 50 units across the two sites. **Additional 50 dwellings.**

- h) Char 1 – Land south of Arthur Baker playing fields, Charing (S29) –** This site is currently shown in the trajectory as delivering 35 dwellings in 2018/19. However, the site has recently been granted a hybrid planning permission for 51 age restricted affordable units (in detail), plus outline permission for indicatively 40 general market dwellings. This is an increase of 56 dwellings to the Submission Local Plan position, of which there is a clear prospect that all of the dwellings would be completed over the next 5 years. **Additional 56 dwellings.**
- i) Re-assessment of permitted windfalls:** The current approach in the trajectory applies a 25% reduction based on past conversion rates unless the sites have commenced construction. However, by applying the realistic prospect test this figure should be increased to include all extant housing windfalls up to April 2017. This equates to 910 dwellings, an additional 161 dwellings to the 749 assumed in table one of the Local Plan 2030. This is consistent with footnote 11 of the NPPF which states that sites with planning permission should be considered deliverable until permission expires or there is clear evidence on non-implementation within the 5 years. As a minimum, this means that a further 161 dwellings should be regarded as having a realistic prospect of delivery over the next 5 years. **Additional 161 dwellings.**
- j) Re-assessment of unidentified windfalls:** There is extensive evidence of the continuing and indeed increasing role of windfall housing schemes contributing to housing delivery in the borough. In 2017/18, it is estimated that 188 completions arose on non-allocated sites and this is in line with trends over recent years where completions from windfall sites have averaged at 177 per annum over a 10 year period. The housing trajectory has taken a very conservative approach to assumed delivery from windfall sites in the future with 150 units in 2021/22 and only 100 in

2022/23. The recent relaxation in PD rights and the introduction of a more flexible rural windfall policy (HOU5) suggests that these trends are likely to continue or, indeed, increase in the foreseeable future. Given the evidence available on delivery, the Council considers that there is a reasonable prospect of at least 150 units from unidentified windfall sites being delivered in 2022/23. **Additional 50 dwellings.**

By applying the appropriate ‘reasonable prospect’ test from footnote 11 for 5 year housing land supply purposes to the 2018-2023 housing land supply period, a total additional 1,186 dwellings should be added to the figures expected to be delivered in the Submission Local Plan housing trajectory. To this total needs also to be added the housing that was not delivered in 2017/18 but which is predicted to be delivered in the housing trajectory and additional planning permissions granted during the course of the 2017/18 monitoring year which do not appear in the housing trajectory.

In total, this gives a 5 year housing land supply figure for 2018-23 of **9,058 dwellings**. This equates to a 5 year land supply position against OAN (using a Sedgfield approach + 20% buffer) of the following:-

The calculation 2018 – 2023 based on OAN:

- 5 year requirement (825 x 5)	= 4,125
- Shortfall against OAN since 2011	= 2,036
- Sub-total	= 6,161
- +20% buffer	= 7,393
- Annualised	= 1,479 dpa
- ‘Reasonable prospect’ supply	= 9,058
- Housing Land Supply position	= <u>6.12 years</u>

4. Update of Appendix 1 of the Housing Topic Paper

Appendix 1 of the Housing Topic Paper set out a site by site assessment of the expected delivery for 5 year housing land supply purposes for the period 2017-22. Following the reassessment of specific sites using the appropriate test of ‘deliverability’ provided above, some of the individual site details contained within the original Appendix 1 require updating with regards to the reasonable prospect of housing delivery over the 2018-2023 period, completions recorded in the 2017/18 monitoring year, or new windfall sites.

The paragraph reference correlates to Appendix 1 of the Housing Topic Paper. If a site is not included, then the expected level of completions remains the same for 2018-23 as that detailed within the Housing Topic Paper 2017 Appendix 1. In some cases, an update in the status of a site has also changed since the publication of the Housing Topic Paper and this is also included in the table below where not referenced in section 3 above. Two recent e-mails received on behalf of the developers at Waterbrook (S16) and Park Farm South East (S14) on the intended delivery of development on their respective sites are also appended to this Addendum.

Para. Ref in Apx 1	Site Name	Expected 5 year delivery in HTP (2017-2022)	Updated 5 year delivery (2018-2023)	Updates
Part 1 – Extant Commitments of allocated sites				
i	Former Powergen	411 dwellings	660 dwellings	
li	Elwick Road Phase 2	100 dwellings	200 dwellings	
iii	Victoria Way East	0 dwellings	215 dwellings	
iv	Finberry	600 dwellings	580 dwellings	
v	Repton Park	394 dwellings	304 dwellings	
vi	Godinton Way (TC8)	52 dwellings	-	Completed in 2017/18
vii	Blackwall Road (U5)	28 dwellings	2 dwellings	
ix	Conningbrook Phase 1	225 dwellings	300 dwellings	
xi	Tenterden Southern Extension (TENT1A)	250 dwellings	230 dwellings	
xii	Land at Kelston, Wye (WYE1)	17 dwellings	-	Completed in 2017/18
Part 2 – Chilmington Green				
xiv	Chilmington	600 dwellings	1150 dwellings	
Part 3 – Proposed Allocations				
xvi	Commercial Quarter (S1)	0 dwellings	79 dwellings	KWG land purchased by developers U&I.
xvii	Lower Queens Road (U4/S8)	0 dwellings	40 dwellings	
xviii	former Ashford South primary school (S13)	50 dwellings	110 dwellings	
xxi	Willesborough Lees (S17)	220 dwellings	220 Dwellings	Update –full permission for 192 units now granted.
xxii	Former Klondyke and Newtown Works (S6/S7)	0 dwellings	100 dwellings	
xxiii	Land NE of Willesborough Road, Kennington (S2)	150 dwellings	225 dwellings	
xxiv	Court Lodge (S3)	140 dwellings	230 dwellings	
xxv	Land n. of Steeds Lane (S4)	110 dwellings	170 dwellings	
xxviii	Park Farm SE (S14)	210 dwellings	325 dwellings	
xxx	Waterbrook (S16)	120 dwellings	170 dwellings	Hybrid application

				submitted in January 2018
xxxii	Eureka Park (S20)	210 dwellings	290 dwellings	
xxxiii	Land s. of Brockman's Lane, Bridgefield (S45)	0 dwellings	50 dwellings	
xxxvi	Rear of Holiday Inn, Hothfield (S48)	50 dwellings	100 dwellings	
xxxviii	Land S of Arthur Baker Playing fields (S29)	35 dwellings	91 dwellings	
xl	Tenterden southern extension Phase B (S24)	70 dwellings	150 dwellings	
xlix	Northdown Service Station, Charing (S28)	20 dwellings	20 dwellings	Application for 17 units submitted in January 2018
l	Land adj Poppyfields, Charing (S55)	180 dwellings	180 dwellings	Application for 135 units on part of the site submitted in January 2018
liv	Warehorne Road, Hamstreet (s57)	50 dwellings	50 dwellings	Application for 70 dwellings submitted in January 2018
lx	Shadoxhurst, Rear of Kings Head PH (S36)	25 dwellings	19 Dwellings	Site is now under construction
lxx	Tilden Gill, Tenterden	100 dwellings	100 dwellings	RM application submitted.
Major Windfall Sites – Remove from 2018-23 land supply				
lxxii	The North School, Essella Rd (14/0735)	17 dwellings	-	Completed in 2017/18
lxxiii	Farrow Court (13/0357)	12 dwellings	-	Completed in 2017/18
lxxvii	15 to 17 North Street (16/1350)	14 dwellings	-	Completed in 2017/18
lxxviii	Tufton House (17/0068)	36 dwellings	-	Completed in 2017/18
Major Windfall Sites – Additions to land supply				
n/a	Victoria Way East - Former Travis Perkins. (16/00981 and 16/00986)	--	59 dwellings	Under construction
n/a	Panorama (14/00899)	--	110 dwellings	Under construction

n/a	Kent Highways Depot, High Halden (16/01198)	--	25 Dwellings	Full Permission granted February 2018
n/a	Little Orchards, St.Michaels	--	10 dwellings	Outline permission granted
n/a	Danemore, Tenterden (15/01160)	--	10 dwellings	Under construction
n/a	Land between Aldington Fresh Foods and Brockenhurst (16/01412)	--	10 dwellings	Under construction
n/a	Yew Tree Park Homes, Charing (17/0505)	--	15 dwellings	Full permission granted
n/a	Land rear of 11-22 Waltham Close (15/0260)	--	26 dwellings	Full permission granted

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Ashford Borough Council
Appendix 2 of the
HOUSING TOPIC PAPER

DECEMBER 2017





Helen Garnett

From: Kirk Pickering <kirk@neighbour.co.uk>
Sent: 30 May 2017 14:58
To: Helen Garnett
Cc: Warren Bingham; Carsten Leveau
Subject: Re: Build rate at former Powergen site, Ashford

Helen hi

For the record I confirm that Neighbour Ashford Ltd has been the legal owner of plots 1 & 2 of the former Powergen Site since 2015. Please note that neither U&I Plc nor Quinn Estates have had any interest in our asset since then, other than the delivery of the planning permission and conclusion of the 106.

I answer your queries below in red.

Should you have any further enquiries relating to this site of any nature please don't hesitate to contact me or Warren Bingham on the above emails.

Many thanks and kind regards

Kirk

Kirk Pickering

Neighbour

8 St James's Square
London
SW1Y 4JU

www.neighbour.co.uk

On 30 May 2017, at 09:50, Helen Garnett <Helen.Garnett@ashford.gov.uk> wrote:

Dear Kirk

Ashford Borough Council is in the process of preparing a new Local Plan for the Borough, and as part of this is required to identify deliverable housing sites sufficient to provide a five year supply and to forecast expected delivery of housing sites within the Borough through a housing trajectory.

We understand that you have an interest in Former Powergen site, and that permission for residential development has been granted.

In order to accurately predict the delivery of potential sites, we are writing to all owners, applicants, or agents of sites that are considered to contribute to the council's housing supply, to establish the rate at which they expect them to be completed. On this basis, I would be grateful if you could provide the following information in respect to the aforementioned site as soon as possible:

1. When (year and quarter) you would expect development to formally commence on site, if it hasn't already; Q1 2018 start of construction of Plot 2, Q3 2018 start of construction of Plot 1.

2. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints. The pre-commencement conditions and 106 obligations.
3. When (year and quarter) you expect first completions on the site; Plot 2 early completions : Q3 2020
4. The stages at which the site will be developed, including annual rate of delivery of the units, and; between point 3 and 5
5. When (year and quarter) you expect the development to be completed in its entirety. PC Plot 2 : Q3 2020, PC Plot 1 : Q1 2021

If you wish to discuss this further then please contact me.

With kindest regards

Helen Garnett
Policy Planner
Ashford Borough Council

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<image83f54.PNG>

Helen Garnett

From: Arlene Van Bosch <ArleneVanBosch@uandiplc.com>
Sent: 30 May 2017 13:21
To: Helen Garnett
Subject: Residential Delivery Build Rates

Dear Helen

Please see below my responses in blue to the questions you asked last week. Apologies for responding later than I had hoped.

Kind Regards

Arlene

- 1. When (year and quarter) you would expect development to formally commence on site, if it hasn't already;

We would expect to see start on site for the overall scheme by q3 2017 although enabling works including demolition, ecological etc will be starting in June 2017. For the residential we are expecting to be a little further behind with a predicted start on site for q2 2018.

- 2. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints.

There are no particular barriers to the project however the wider project is complicated with numerous stakeholders and end users and therefore ensuring that all parties interests are aligned to enable the land acquisition to complete and therefore the project to move forward. In particular the project has been impacted by a delay in getting local Infrastructure in the form of the substation that is presently on site relocated to facilitate future development. In addition the proximity of the northern sites to the railway and the presence of reptiles have all meant that the project has moved slower than U+I and other stakeholders would have hoped.

- 3. When (year and quarter) you expect first completions on the site;

We expect that the Aldi and Chapel Down developments on the northern plo should complete in advance of Q3 2018. The residential we anticipate completions around Q3/2020.

- 4. The stages at which the site will be developed, including annual rate of delivery of the units, and; Residential will be delivered in two phases,

Build to rent will take 2 years to deliver the 200 units and 14 months to deliver 16 Private Residential units along with three ground floor commercial units.

- 5. When (year and quarter) you expect the development to be completed in its entirety.

Q3/2020.

Arlene van Bosch
Development Director

.....
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Helen Garnett

From: Ciaran Downey <cdowney@dandara.com>
Sent: 02 May 2017 11:55
To: Helen Garnett
Cc: Rachel Allwood; Andrew Gambrill
Subject: FW: Tenterden Southern Extension Phase B
Attachments: A Tenterden phase b.doc

Dear Helen,

With commenced the enabling works last November and started on site in January.

We anticipate the dwellings being completed as follows:

Q4 17 – 18no.
Q1 18 – 22No.
Q2 18 – 14No
Q3 18 – 15No
Q4 18 – 16No
Q1 19 – 13No
Q2 19 – 2 No
Q3 19 – 38No
Total : 138 No.

Hope this is what you are after.

Kind regards,
Ciaran

From: Andrew Gambrill [mailto:Andrew.Gambrill@ashford.gov.uk]
Sent: 02 May 2017 10:22
To: Ciaran Downey <cdowney@dandara.com>
Subject: Tenterden Southern Extension Phase B

Dear Ciaran,

Please find attached a letter from my colleague Helen Garnett regarding the anticipated build rate of the development at Tenterden Southern Extension Phase B. If you could please reply to the letter by the 23rd May that would be greatly appreciated.

Kind regards,

Andy Gambrill
Graduate Policy Planner
Ashford Borough Council

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Helen Garnett

From: Ian Bull <ian@ianbullconsultancy.co.uk>
Sent: 05 May 2017 13:06
To: Helen Garnett
Cc: Malcom Jarvis; Pentland Homes; Nigel Borrell; sam.jarvis; Russell Jarvis
Subject: ALP - S4 and S5. Without Prejudice.

Hi Helen,

I refer to your undated letters regarding the above mentioned draft allocations.

I act for the developers, Pentland Homes and Jarvis Homes who control the sites. In response to your questions, I would comment as follows;

1 - There are no known barriers to the commencement and delivery of the site.

2 - My clients would hope to commence development as soon as possible. They have submitted an outline application (15/00856/AS) for up to 750 dwellings on these sites. However they are currently preparing amendments to reduce the capacity to 550 dwellings to accord with the emerging policies. They are targeting July 2017 for submission of the amended scheme and would hope that permission would be granted as soon as possible. Thereafter reserved matters would be progressed as a priority. Subject to the local authority granting permission, development could commence in Q4 2018 or Q1 2019.

3 - Completions could begin 6 months after commencement.

4 - It is expected that S5 would be the first phase and completions of up to 50 in the first year rising to 100 per year thereafter.

5 - Completion c.5 years after commencement.

Kind regards,

Ian.

--

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Contact Address:

Ian D Bull BTP DMS MRTPI

Chartered Town Planner and Development Consultant

1 Mountbatten Way

Brabourne Lees, Ashford

Kent TN25 6PZ

P/A to Ian Bull: Tracey King

Mobile Number: 07720 237 006

tracey@ianbullconsultancy.co.uk

Ian Bull is a member of the Royal Town Planning Institute

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Helen Garnett

From: David Harvey <david.harvey@dhaplanning.co.uk>
Sent: 17 May 2017 14:28
To: Helen Garnett
Subject: Kennard Way, Henwood
Attachments: Kennard Way Henwood S9.pdf

Dear Helen,

Further to your letter at the start of May regarding Kennard Way, Henwood (S9), please find the answers to your queries below.

- 1) Are there any barriers to the commencement and delivery of the site, such as existing use, land ownership or infrastructure – no, the site is ready for development subject to normal site preparation works;
- 2) When (year and quarter) development would be expected to formally commence – at present I would suggest 1st quarter 2019 as a potential delivery period;
- 3) When (year and quarter) first completions would be expected – based on the above, 2nd quarter 2019
- 4) The annual rates of delivery – based on a scheme of 25 units, delivery within a single year
- 5) The expected completion of development – 1st quarter 2020.

I trust that is sufficient but by all means let me know if you do need anything further.

Regards

David

David Harvey
Associate Director

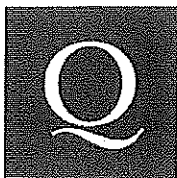
☎ Office: 01622 776226
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 ✉ david.harvey@dhaplanning.co.uk



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Helen Garnett
Planning & Development
Ashford Borough Council
Civic Centre, Tannery Lane
Ashford
Kent TN23 1PL

By email and post

18th May 2017

Without Prejudice

RE: Eureka Business Park – draft Local Plan, response to queries

QUADRANT
ESTATES

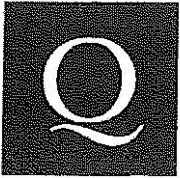
Dear Helen,

Further to your recent letter received on 4th May by our planning consultants, DHA Planning, we are pleased to now provide a response to your queries.

You refer in your letter to the proposed allocation of the above site within the draft Local Plan. You sought further information in response to five points, which I have answered below, in order;

1. There are no barriers to the commencement and delivery of the site. The proposed site is currently undeveloped, the land is held in one single ownership (since 1960s) and willing to bring development forward. Infrastructure is robust and sized for future commercial development which can be allocated to residential;
2. Development could start on site as soon as possible. In practice this shall require a planning consent to follow the Local Plan adoption. Using the assumption this occurs during Q2 2018, it will be possible to start developing residential accommodation as soon as Q4 2018;
3. Using the above assumptions, this would deliver completions from Q3 2019 due to the fact that a number of plots are currently serviced;
4. Target delivery will be 80 homes per year;
5. Using the assumptions above, and the allocation sought via our representations (667 dwellings), the development shall deliver new homes from 2019 through to completion in 2027.

I trust this information is sufficient to inform the process you are undertaking. If you require anything further, please do not hesitate to contact either me directly or Matthew Woodhead at DHA Planning.



Yours sincerely

Toby Pentecost

Direct:

Mobile:

Email: tpentecost@quadrantestates.com

Cc. Matthew Woodhead, DHA Planning



Helen Garnett

From: Chris Loughead <Chris.Loughead@crestnicholson.com>
Sent: 12 December 2017 15:36
To: Helen Garnett
Subject: RE: Build rate at Finberry, Ashford

Hi Helen,

In terms of a build rate, we are currently forecasting c.120 per annum. Do you need specific completion rates?

Regards,

C

Chris Loughead
Development Manager

Crest Nicholson Eastern
Academy Place, 1-9 Brook Street, Brentwood, Essex, CM14 5NQ
T: 01277 693230 M: 07795 645836 F: 01277 693 277
www.crestnicholson.com

From: Helen Garnett [mailto:Helen.Garnett@ashford.gov.uk]
Sent: 12 December 2017 15:15
To: Chris Loughead <Chris.Loughead@crestnicholson.com>
Subject: Build rate at Finberry, Ashford

Dear Chris

In April Neil Stafford confirmed that the completion rate at Finberry would be increasing from 100 to 120/150 per year, and I am updating our build rate register and wanted to check that you are on track to deliver at this rate.

Apologies for the short notice but I was hoping you may be able to get back to me within the next hour.

With kind regards

Helen Garnett MRTPI
Policy Planner
Ashford Borough Council

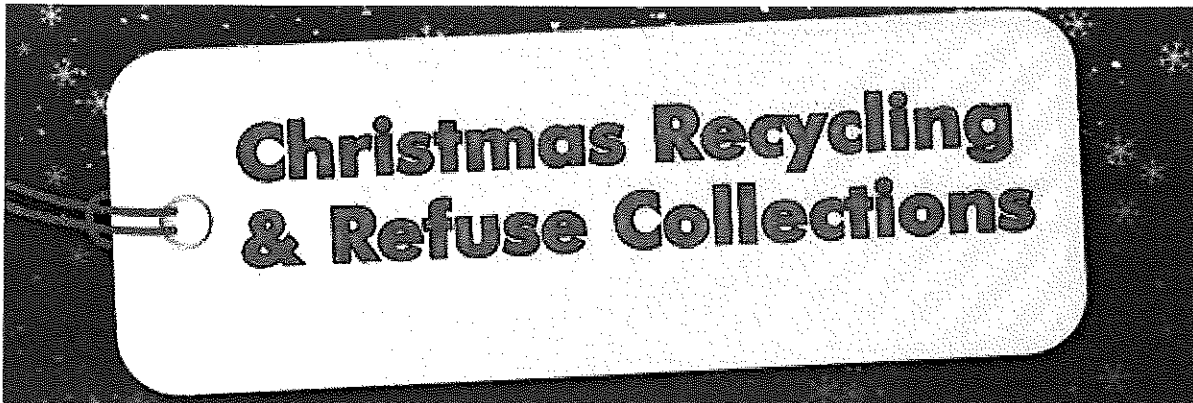
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Helen Garnett

From: Joanna Webb - TW South East <Joanna.Webb@taylorwimpey.com>
Sent: 30 May 2017 15:43
To: Helen Garnett
Subject: FW: Build rates at Repton park
Attachments: A Repton Park T.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Helen,

Responses below:

1. When (year and quarter) you would expect development to formally commence on site, if it hasn't already; This is a large strategic site
2. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints. This is a large strategic site so at the start there was a lot of infrastructure required
3. When (year and quarter) you expect first completions on the site; Actively selling on site and completing units
4. The stages at which the site will be developed, including annual rate of delivery of the units, and; This year we will do 78 completions, next year 66 and in 2019 will be 125 (40 of which will be extra care)
5. When (year and quarter) you expect the development to be completed in its entirety. All phases will have been completed by the end of 2019

Let me know if you need anything further.

Kind regards

Jo

From: Rod Martin - TW South East
Sent: 30 May 2017 14:39
To: Joanna Webb - TW South East
Subject: FW: Build rates at Repton park

Hi Jo,

Would you mind responding please?

Many thanks

Rod

From: Helen Garnett [<mailto:Helen.Garnett@ashford.gov.uk>]
Sent: 30 May 2017 13:49

To: Rod Martin - TW South East
Subject: Build rates at Repton park

Dear Rod

We wrote to you at the beginning of May seeking information regarding build rates at Repton Park, Ashford. I am writing to chase up a response to this letter as we are close to finalising the next stage of our Local Plan process and any information you can provide would be incredibly helpful to us.

I attach the letter again for your convenience.

With kindest regards

Helen Garnett
Policy Planner
Ashford Borough Council

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Helen Garnett

From: Clark, Stephen <stephen.clark@persimmonhomes.com>
Sent: 30 May 2017 14:05
To: Helen Garnett
Subject: RE: Build rates, Repton Park

Hi Helen,

Sorry for not responding before, info below.

Parcels 18 to 23:
 Total plots = 105
 Plots built to end of May 2017 = 16
 Build rate = 1.5 plots per week.
 Anticipated completion date = June/July 2018

Parcels 8 & 10:
 Total plots = 62
 Start of site = July 2017
 Build rate = 1.5 plots per week.
 First occupation = June 2018
 Anticipated completion date = Mar 2019

Regards

Stephen Clark
Head of Technical

Persimmon Homes South East
 Scholars House
 60 College Road
 Maidstone
 Kent
 ME15 6SJ
 Direct Dial: 01622 626838
 Switchboard: 01622 626816
 Fax: 01622 753641
stephen.clark@persimmonhomes.com
www.persimmonhomes.com

From: Helen Garnett [mailto:Helen.Garnett@ashford.gov.uk]
Sent: 30 May 2017 13:46
To: Clark, Stephen
Subject: Build rates, Repton Park

Dear Stephen

We wrote to you at the beginning of May seeking information regarding build rates at Repton Park, Ashford. I am writing to chase up a response to this letter as we are close to finalising the next stage of our Local Plan process and any information you can provide would be incredibly helpful to us.

I attach the letter again for your convenience.

With kindest regards

Helen Garnett
 Policy Planner
 Ashford Borough Council

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Helen Garnett

From: Elizabeth Bryant <Elizabeth.bryant@dhaplanning.co.uk>
Sent: 11 May 2017 12:04
To: Andrew Gambrill
Cc: Matthew Garvey; Jonathan Buckwell
Subject: RE: Waterbrook Build Rate

Dear Andrew

Thank you for your email. Please find below our answers corresponding to the numbered questions in Helen Garnett's letter :

1. There are no barriers to delivery assuming that J10a is delivered promptly and that planning permission is granted for the scheme.
2. Residential development is assumed to commence Q1 2019 assuming outline planning permission is granted in 2017.
3. Q3 2019
4. A conservative estimate of an annual delivery rate of 50 units per year, although this could be greater.
5. Completion of 300 units is assumed by Q1 2025, although it is likely that the forthcoming planning application will seek permission for a greater number of units, as yet undetermined. If 400 units were applied for, the completion date would be Q1 2027.

If you require any further information please do not hesitate to contact me.

Kind regards

Elizabeth Bryant
Executive Assistant

☎ Office: 01622 776226
☎ Fax: 01622 776227
✉ Email: Elizabeth.bryant@dhaplanning.co.uk

01622 776226 www.dhaplanning.co.uk
Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

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From: Andrew Gambrill
Sent: 02 May 2017 10:06:57 (UTC+00:00) Dublin, Edinburgh, Lisbon, London
To: Matthew Garvey
Subject: Waterbrook Build Rate

Dear Matthew,

Please find attached a letter from my colleague Helen Garnett regarding the anticipated build rate of the development at Waterbrook. If you could please reply to the letter by the 23rd May that would be greatly appreciated.

Kind regards,

Andy Gambrill
Graduate Policy Planner
Ashford Borough Council

Helen Garnett

From: David Bradley - TW South East <David.Bradley@taylorwimpey.com>
Sent: 11 May 2017 17:44
To: Andrew Gambrell
Cc: Kate Holland (Kate.Holland@bartonwillmore.co.uk)
Subject: Rolvenden Football Ground Build Rate
Attachments: A Rolvenden football club.doc

Dear Andrew,

I have responded to the questions in Helen’s attached letter below.

The site is within the ownership of Taylor Wimpey.

The site benefits from both Outline and Reserved Matters approval for 40 units, including 14 HA plots.

The majority of pre-commencement conditions have been discharged with remaining details to be submitted shortly.

- 1. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints.

No

- 2. When (year and quarter) would expect development to formally commence on site;

Q3 - 2017

- 3. When (year and quarter) you expect first completions on the site;

Q3 – 2018

- 4. The stages at which the site will be developed, including annual rate of delivery of the units, and;

2018 – 20 units

2019 – 20 units

- 5. When (year and quarter) you expect the development to be completed in its entirety.

Q4 - 2019

Regards,

David

David Bradley | Senior Planning Manager | Taylor Wimpey South East
Address: Weald Court, 103 Tonbridge Road, Hildenborough, Kent, TN11 9HL
t: 01732 836000 | e: david.bradley1@taylorwimpey.com
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Helen Garnett

From: David Bradley - TW South East <David.Bradley@taylorwimpey.com>
Sent: 03 May 2017 10:10
To: Andrew Gambrill
Subject: RE: Park Farm South East Build Rate
Attachments: C Park Farm South East newn.doc

Dear Andrew,

I have responded to the questions in Helen’s letter below.
The site is within the ownership of Taylor Wimpey and Persimmon Homes and is proposed to be built out on a 50/50 basis.
The site benefits from an allocation for 250 dwellings in the emerging Local Plan, but we have made comprehensive representations seeking to increase the delivery on the site to circa 375 dwellings that we feel can be done with appropriate layout/design.
We currently have a formal request for an EIA Screening Opinion with ABC for up to 400 dwellings (17/00002/EIA/AS). However, I have based the below on the submission of a Full planning application for 374 dwellings submitted in December this year.

- 1. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints.

No – we jointly own the site. Infrastructure can be taken from our development immediately to the north (Park Farm East).

- 2. When (year and quarter) would expect development to formally commence on site;

Q2 - 2019

- 3. When (year and quarter) you expect first completions on the site;

Q1 – 2020

- 4. The stages at which the site will be developed, including annual rate of delivery of the units, and;

*2020 – 78 units
2021 – 104 units
2022 – 104 units
2023 – 88 units*

- 5. When (year and quarter) you expect the development to be completed in its entirety.

Q4 - 2023

Other Points:

- 1. With 2 national house builders owning the site the site has very strong delivery credentials – both ourselves and Persimmon have a long record of proven delivery at Ashford, including on the wider Park Farm site. The site could make a very positive (and defensible) contribution to ABC's 5 year land supply.*
- 2. The attached timescales assume – submission of a Full planning application in December 2017, approval in December 2018 (on completion of s.106 Agreement), June 2019 start, approx. 9 months to first legal completion and then delivery at 1 unit per week (x 2 as both ourselves and Persimmon Homes involved).*
- 3. There would be opportunities to speed up delivery, for example if the s.106 Agreement could be completed quicker.*
- 4. We are waiting for a Screening Opinion from ABC (expected this week), we will then appoint a full consultant team and look to engage in pre-app meetings with ABC through which we would look to see if we can improve on the delivery rates set out above (which, as always, are estimates that could be impacted on the housing market).*

Regards,

David

David Bradley | Senior Planning Manager | Taylor Wimpey South East
Address: Weald Court, 103 Tonbridge Road, Hildenborough, Kent, TN11 9HL
t: 01732 836000 | e: david.bradley1@taylorwimpey.com
Taylor Wimpey South East is a division of Taylor Wimpey UK Limited
Think before you print!

From: Andrew Gambrill [<mailto:Andrew.Gambrill@ashford.gov.uk>]
Sent: 02 May 2017 09:59
To: David Bradley - TW South East
Subject: Park Farm South East Build Rate

Dear David,

Please find attached a letter from my colleague Helen Garnett regarding the anticipated build rate of the development at Park Farm South East. If you could please reply to the letter by the 23rd May that would be greatly appreciated.

Kind regards,

Andy Gambrill
Graduate Policy Planner
Ashford Borough Council

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Helen Garnett by email helen.garnett@ashford.gov.uk

Planning and Development
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

Tenterden Office:

9 The Fairings • Tenterden • TN30 6QX

t 01580 766766

6th June 2017

Dear Helen

Land off Church Road Smeeth (S38)

In response to your recent letter, I would advise as follows regarding the development of the above mentioned site.

1. There are no known barriers to the commencement and delivery of this site that would restrict its ability to be delivered in the next five years.
2. We are currently in the process of undertaking the studies to underpin a planning application for this site and it is intended to submit a planning application later this year.
3. On the basis that planning permission is obtained by the middle of 2018, I would expect a commencement on site by the end of the last quarter 2019.
4. Based on commencement by the last quarter of 2019 I would expect first completions by third quarter 2020.
5. As a development of approximately 30 houses the site is likely to come forward in a single phase, at a rate of approximately 20 units per year.
6. Based on the commencement dated outlined above I would expect development to take 18 months completing by end of second quarter 2021.

I trust that these comments are of assistance.

Yours sincerely

Steve Davies BA (Hons) Dip UP MRTPI

For and on behalf of

Hobbs Parker Property Consultants LLP

e: steve.davies@hobbsparker.co.uk

I:\PLANNING\Files\OPEN\30944 - Land South of Church Rd, Smeeth\2017\Letter to ABC June 2017.docx



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View Comment

Comment Information

Document Section

[> Main Changes to Local Plan 2030](#) [> APPENDIX 5 HOUSING TRAJECTORY \(MC84\)](#) [> Content](#)

Comment ID

MCLP/996

Respondent

LRM Planning Limited (Owen Jones)

Response Date

04 Sep 2017

Uploaded By

Ashford Borough Council (Helen Garnett)

Current Status

Accepted

To be "Sound" a Plan should be Positively Prepared, Justified, Effective and Consistent with National Policy

Do you consider that this 'Main Change' is sound?

No

If you consider the 'Main Change' is unsound, on which grounds do you consider it so (see guidance)?

Not Effective

Please set out your representation here, relating to "soundness". If applicable, what changes do you propose to make the document "sound"?

To help the independent Planning Inspector manage the examination, we ask that representations are concise and, where they are necessarily detailed, that you provide a concise summary setting out your main points.

Comment

M84 Appendix 5 Housing Trajectory

8.1 For Allocation S3, the housing trajectory has changed in MC84.

8.2 In the pre-submission local plan it had been assumed that first completions would be achieved in 2019/2020. Whilst this was achievable, it would have required the Council to deal expeditiously with a planning application in order to allow development to commence in 2018/2019. Whilst a planning application is being prepared presently, securing the necessary detailed permissions to ensure that there is an implementable consent within this time frame will be challenging.

8.3 In the new housing trajectory, first completions now expected in 2020/21. Whilst this still requires the Council to deal expeditiously with a planning application it is a more realistic timescale and this is change is supported by Hallam. Of course, this housing trajectory does not prevent the site being delivered sooner, it simply represents the assumptions made for housing provision over plan period, and it may well be that this site is able to achieve completions sooner which would be beneficial.

8.4 We note that a modest increase has been assumed in the delivery rate to 110 dwellings per annum at the peak of the site's output, which reflects comments made previously.

8.5 Other comments regarding the housing trajectory set out in our earlier response remain.

Attachments

 (232 KB)

 (260 KB)

 (380 KB)

Do you consider it necessary to participate at the oral part of the examination?

No

Does your representation relate to a new or a previously-submitted omission site?

Not Applicable

If you have previously commented on the Local Plan, as a result of this 'Main Change' do you wish to withdraw, replace or add to any previous comments?

Not Applicable – this is a new representation

Do you consider that this 'Main Change' is Legally Compliant in accordance with the relevant regulations?

Don't know

Submission Method

Web

Assigned Officer

=unassigned=

Officer's Summary

Status of Representation

2) Validated

Officer Response

Officer's Proposed Change

Standard Representation

No

Liasion with objector

Sign off on proposed change



Mr Simon Cole
Planning Policy Manager
Ashford Borough Council
Civic Centre
Tannery Lane,
Ashford,
Kent
TN23 1PL

21st December 2017

Dear Mr Cole,

Submission Local Plan 2030 - Policy S48 – Land Rear of Holiday Inn Hotel (MC91) and Policy S49 – Land North of Tutt Hill, Westwell (MC92)

Following the resolution of the Full Council to submit the 'New Local Plan 2030' as a sound plan to the Secretary of State for Examination in Public, I thought it helpful to set out the current status of the above-mentioned sites and advise the council of the timescales for their delivery.

Dean Lewis Estates Limited is a professional Strategic Land Promoter and we have a contractual agreement with Oakover Nurseries Limited to secure planning consent and to dispose of both sites for residential development as expeditiously as possible.

I shall deal with each site in turn.

Policy S49 – Land North of Tutt Hill, Westwell (MC92)

We are currently carrying out the necessary pre-application due diligence work that will enable us to submit a planning application for residential development of the site to Ashford Borough Council by June of 2018.

We would expect to be in receipt of an outline planning consent by the end of 2018.

The site will be marketed immediately upon a receipt of outline planning permission being granted.



With regard to both sites we have recently carried an informal market testing exercise with the house building industry in face to face meetings. We have engaged with a broad range of house builders from national house builders to more local and regional builders. The feedback from that marketing exercise is that this site is attractive to the widest audience and we fully expect to dispose of the site within six to nine months of gaining outline planning permission.

Given the size of the site and its attractive location to the house builder market, we would expect build rates to be around 50 dwellings per annum including affordable housing. On this basis, build out of the site would be complete within around two years.

Taking into consideration the timescales for securing outline planning permission together with the marketing period (allowing for reserved matter approval of up to one year) the site would easily be delivered within the first five years of the plan period post its adoption.

Policy S48 – Land Rear of Holiday Inn Hotel (MC91)

Presently, Oakover Nurseries operate their tree growing nursery business from this site. A relocation site for the replacement office, operational buildings and distribution facility has been secured on freehold basis on a nearby site in Ashford Borough.

The relocation of the business will take place having to secured the disposal of the land North of Tutt Hill, Westwell (MC92). Therefore, we consider a realistic timescale for this to occur will be during the second half of 2020.

This will enable a full planning permission to be secured for the relocation site and the condition sign off to be achieved to enable implementation of the consent and the business relocation.

Within the same timescales will also prepare and submit to Ashford Borough Council a planning application for residential development of this site. We would therefore expect that this would occur as early as possible in 2019.

The informal marketing exercise that I refer to above also included this site. It is fair to say that the site is equally well regarded by prospective purchasers.

For this reason, we would envisage similar timescales in terms of the disposal period.

We are also working with the adjacent landowner whose land also forms part for this prospective allocation and therefore we have allowed a greater period of time to dispose of the site.



Taking the timescales for securing outline planning permission together with the marketing period (allowing for reserved matter approval of up to one year) we would anticipate a disposal occurring in mid to end of 2019 which would mean that, following the approval of reserved matters, the development of the site would commence in 2020.

Again, based on realistic build rates and allowing for any impediments arising in respect of the relocation of Oakover Nurseries, we consider that development could commence in 2020 and complete in around three and to four years.

This would mean that the delivery of the majority of the site would be highly likely to occur within the first five years of the plan period post its adoption.

Overview

For the purposes of the forthcoming Local Plan Examination in Public these sites can be regarded as being genuinely deliverable. They available now, they offer a suitable location for development now, and particularly given our market feedback specifically in respect of both sites they can be regarded as achievable with a realistic prospect that housing will be delivered on the site within five years. They are no known impediments in respect of viability on either site.

I would be most grateful if you would ensure that this information which relates to the Submission Plan evidence base, is provided to the Examination Inspector at an appropriate juncture.

Yours sincerely

Tim Dean MA. MRTPI

Director

Office

Mobile:

Dated :
03/11/2017
CHILMINGTON GREEN PHASE 1 - HOUSING OCCUPATION TRAJECTORY

Developer:	Total Occs pa	2018											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Hodson Occupations (BCJ & K)	0												
Hodson Occupations (D&H)	0												
BDW Occupations (LP Q & R)	0												
BDW Occupations (LP M & L)	0												
BDW Occupations (LP I)	0												
Pentland Occupations	0												
Jarvis Occupations	0												
Hodson Occupations (Extra Care & LP O)	0												
Total Occupations	0												
Monthly Occupations			0	0	0	0	0	0	0	0	0	0	0
Cumulative Total Occupations			0	0	0	0	0	0	0	0	0	0	0
Month				1	2	3	4	5	6	7	8	9	10
Total Years	0.83												

Developer:	Total Occs pa	2019											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Hodson Occupations (BCJ & K)	65			5	5	5	5	5	6	6	7	7	7
Hodson Occupations (D&H)	0												
BDW Occupations (LP Q & R)	78				5	5	7	7	7	7	10	10	10
BDW Occupations (LP M & L)	0												
BDW Occupations (LP I)	0												
Pentland Occupations	50				5	5	5	5	5	5	5	5	5
Jarvis Occupations	44			4	4	4	4	4	4	4	4	4	4
Hodson Occupations (Extra Care & LP O)	12											4	4
Total Occupations	249												
Monthly Occupations		0	9	19	19	21	21	22	22	26	30	30	30
Cumulative Total Occupations		0	9	28	47	68	89	111	133	159	189	219	249
Month		11	12	13	14	15	16	17	18	19	20	21	22
Total Years	1.83												

Developer:	Total Occs pa	2020											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Hodson Occupations (BCJ & K)	175	7	15	15	15	15	15	15	15	15	15	15	16
Hodson Occupations (D&H)	32									8	8	8	8
BDW Occupations (LP Q & R)	95	10	10	10	10	13	13	13	16				
BDW Occupations (LP M & L)	45				5	5	5	5	5	5	5	5	5
BDW Occupations (LP I)	0												
Pentland Occupations	60	5	5	5	5	5	5	5	5	5	5	5	5
Jarvis Occupations	48	4	4	4	4	4	4	4	4	4	4	4	4
Hodson Occupations (Extra Care & LP O)	59	4	4	4	4	4	4	5	10	10	10	0	0
Total Occupations	514												
Monthly Occupations		30	38	38	43	46	46	47	55	47	47	38	39
Cumulative Total Occupations		279	317	355	398	444	490	537	592	639	686	724	763
Month		23	24	25	26	27	28	29	30	31	32	33	34
Total Years	2.83												

Developer:	Total Occs pa	2021											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Hodson Occupations (BCJ & K)	106	17	17	17	17	17	17	17	4				
Hodson Occupations (D&H)	119	9	10	10	10	10	10	10	10	10	10	10	10
BDW Occupations (LP Q & R)	0												
BDW Occupations (LP M & L)	78	5	5	5	5	5	5	8	8	8	8	8	8
BDW Occupations (LP I)	56												
Pentland Occupations	60	5	5	5	5	5	5	5	5	5	5	5	5
Jarvis Occupations	7	4	3										
Hodson Occupations (Extra Care & LP O)	0												
Total Occupations	426												
Monthly Occupations		40	40	42	42	42	42	32	28	28	28	31	31
Cumulative Total Occupations		803	843	885	927	969	1011	1043	1071	1099	1127	1158	1189
Month		35	36	37	38	39	40	41	42	43	44	45	46
Total Years	3.83												

Developer:	Total Occs pa	2022											
		JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Hodson Occupations (BCJ & K)	0												
Hodson Occupations (D&H)	70	10	10	10	10	10	10	10					
BDW Occupations (LP Q & R)	0												
BDW Occupations (LP M & L)	40	8	8	8	8	8	8						
BDW Occupations (LP I)	108	8	8	8	8	8	8	9	9	10	10	11	11
Pentland Occupations	60	5	5	5	5	5	5	5	5	5	5	5	5
Jarvis Occupations	0												
Hodson Occupations (Extra Care & LP O)	34					5	5	5	5	5	5	4	
Total Occupations	312												
Monthly Occupations		31	31	31	31	36	28	29	19	20	20	20	16
Cumulative Total Occupations		1220	1251	1282	1313	1349	1377	1406	1425	1445	1465	1485	1501
Month		47	48	49	50	51	52	53	54	55	56	57	58
Total Years	4.83												

OCCUPATIONS SUMMARY	
	Total Occs
2018:	
Hodson	0
BDW	0
Pentland	0
Jarvis	0
Total	0
2019:	
Hodson	77
BDW	78
Pentland	50
Jarvis	44
Total	249
2020:	
Hodson	266
BDW	140
Pentland	60
Jarvis	48
Total	514
2021:	
Hodson	225
BDW	134
Pentland	60
Jarvis	7
Total	426
2022:	
Hodson	104
BDW	148
Pentland	60
Jarvis	0
Total	312
Phase 1 Total	0
Hodson	672
BDW	500
Pentland	230
Jarvis	99
Total	1,501

APPENDIX 3 – Developer start and build out information - list of sites & developers

Site	Details	Document number
Former Powergen site Plots 1&2 Neighbour (341)	Email correspondence from Neighbour 30/05/2017	1
Victoria Way East (216)	Email correspondence with U&I 30/05/2017	2
TENT1A - Tenterden Southern Extension Phase A (85)	Email correspondence with Dandara 02/05/2017	3
TENT1A - Tenterden Southern Extension Phase A	Confirmed by Paul Gibson by phone 23/05/2017 for Taylor Wimpey	4
Sites S4 and S5 (Kingsnorth)	Email correspondence with Ian Bull Consultancy 05/05/2017 on behalf of Pentland and Jarvis Homes	5
Kennard Way (S9)	Email correspondence with DHA Planning 17/05/2017	6
Eureka Park (S20)	Confirmation by letter 18/05/2017 from Quadrant Estates	7
Finberry (Crest Nicholson)	Confirmation by email 12/12/2017	8
Repton Park (Taylor Wimpey)	Email correspondence with Taylor Wimpey 30/05/2017	9
Repton Park parcels 8, 10, 18-23	Email correspondence with Persimmon 30/05/2017	10
Waterbrook (S16)	Email correspondence with DHA Planning 11/05/2017	11
Rolvenden (ROLV1)	Email correspondence with Taylor Wimpey 11/05/2017	12
Park Farm South East (S14)	Email correspondence with Taylor Wimpey 03/05/2017	13
Land at Church Road, Smeeth (S38)	Confirmation by letter 06/06/2017	14
Court Lodge (S3)	Regulation 19 Main Changes consultation response by LRM Planning	15
Land Rear of Holiday Inn Hotel (S48) and Land North of Tutt Hill, Westwell (S49)	Letter correspondence from Dean Lewis Estates Limited 21/12/17	16
Chilmington Green Phase 1	Housing Occupation Trajectory 03/11/2017	17

Alex Stafford

From: Simon Cole
Sent: 09 March 2018 15:56
To: Alex Stafford
Subject: FW: Waterbrook

From: Jonathan Buckwell <jonathan.buckwell@dhaplanning.co.uk>
Sent: 08 March 2018 17:29
To: Simon Cole <SIMONC@ashford.gov.uk>
Subject: Waterbrook

Dear Simon,

Following on from my discussion with your consultant, as you are aware the hybrid planning application has now been submitted to the Borough Council. As we have undertaken significant pre-application discussions both with officers of the Council, and with the design review panel, I would hope we can expect a relatively swift decision on this application. As there is a significant level of infrastructure in place, and given that the works to junction 10a are to be open to traffic late next year, we see no impediment to this site coming forward in accordance with the Council's trajectory, and to deliver housing in the near future (and certainly within the next five years).

I trust that this is some assistance.

Kind regards

Jonathan Buckwell
Director (Planning)

Mobile: 07932 044318
Office: 01622 776226
Email: jonathan.buckwell@dhaplanning.co.uk

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Simon Cole

From: David Bradley - TW South East <David.Bradley@taylorwimpey.com>
Sent: 09 February 2018 13:52
To: Simon Cole
Cc: Bland, Kerri-Ann; Lucy Wilford (Lucy.Wilford@bartonwillmore.co.uk)
Subject: Park Farm South East - Site S14 Ashford Local Plan to 2030
Attachments: RE: Park Farm South East Build Rate

Dear Simon,

We have indeed undertaken considerable pre-application work, including a number of meetings with ABC, KCC, a Stakeholder Workshop (28 September), Design Review with Design South East (20 November) and a public exhibition (30 November).

The latest meeting was held last Monday (01 February) with Roland and his team.

Our intention is to submit a Full planning application by the end of March.

Much of the delay (from my previously assumed submission of an application in December 2017) has been as a result of extensive discussions and the development of an access strategy that we can deliver.

A considerable number of options have been tested and we now have a strategy (presented at our meeting on 01 February and sent to KCC) that does not rely on third party land, but does improve pedestrian/cycle links to the west over the existing rail and road bridges and enables a safe footpath from the site westwards to where the existing footpath starts at the access to Finn Farm Court.

We would be happy to discuss our approach to access in detail with you and your team, Ian Grundy has been copied into the work we have undertaken at arriving at our strategy.

We have a site view and consultation arranged for early March with Counsel to help finalise our strategy and submission.

Once the programme of hearings for the Local Plan EIP is published we would welcome a meeting with yourselves and KCC at an appropriate time to discuss our proposals, the draft policy and to seek to agree a Statement of Common Ground that could be used to reduce debate at the hearing sessions and demonstrate delivery projections.

In terms of delivery, I have discussed build out rates with Persimmon Homes (copied to this email) and our assumptions are set out below.

As per the attached this is based on 374 dwellings – this may be slightly different once we have fully completed the design work and submitted the application.

End of March 2018 - Submission of Full application

October 2018 – Resolution to Grant (your assumption below – but I would hope we could discuss whether we could take the application to Committee in advance of this point to speed up delivery)

March 2019 – Completion of s.106 Agreement (this is critical to delivery and we would be keen to agree timescales to work to on the s.106)

March 2019 – Submission of pre-commencement planning conditions

June 2019 – Approval of pre-commencement planning conditions

July 2019 – Start on site

April 2020 – First legal completion

April 2020-December 2020 – 64 completions (approx.. based on 1 home completed per week from start x 2, i.e. delivery by TW and PHSE)

2021 – 104 completions

2022 – 104 completions

2023 – 102 completions

Our estimate is that development can still complete in Q4 2023, despite a slight slip in projected delivery from the attached.

Obviously the above timescales depends on a number of factors.

One of the most important is the assumption used for the time taken between resolution and completion of the s.106 Agreement.

I have assumed circa 6 months for this and we intend to submit a draft s.106 Agreement alongside the application in order to frontload this process.

If we could improve on the 6 months allowed for to complete the s.106 then delivery would start earlier on site.

With best wishes

David

David Bradley | Senior Planning Manager | Taylor Wimpey South East
Address: Weald Court, 103 Tonbridge Road, Hildenborough, Kent, TN11 9HL
t: 01732 836000 | e: david.bradley1@taylorwimpey.com
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Think before you print!

From: Simon Cole [<mailto:SIMONC@ashford.gov.uk>]
Sent: 07 February 2018 09:42
To: David Bradley - TW South East <David.Bradley@taylorwimpey.com>
Subject: Park Farm South East - Site S14 Ashford Local Plan to 2030

Dear David,

Last May, you kindly wrote to my colleague Andrew Gambrell to set out the prospective timescale for bringing development forward on the Park Farm South East site in the Submission Local Plan. Your information was based on the submission of a full application in December 2017 which obviously hasn't yet happened and so I wanted to get an update from you on how you see things progressing with yourselves and Persimmon if possible.

My understanding from colleagues is that there have been several pre-applications meetings and a Design review and so an application is expected to be submitted shortly? Do you expect this to be a full, outline or hybrid application?

If we assume that the Council would be ready to resolve to grant a planning permission following the receipt of the Local Plan Inspector's report (say, by October 2018) when would you expect first completions on the site and what would be the annual rate of completions you would anticipate on the site between yourselves and Persimmon?

Regards,
Simon

Simon Cole
Head of Planning Policy
Ashford Borough Council

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Appendix: Dean Lewis Estates communication

Simon Cole

From: Tim Dean <tim@deanlewisestates.co.uk>
Sent: 16 March 2018 09:35
To: Simon Cole
Subject: RE: Site S55, Charing

Dear Simon,

The position that I outlined to you in our meeting on Tuesday has not changed.

We are currently completing our pre-application study work to enable submission of a planning application in 2018. We control all of the land from Hook lane as far as the boundary with the Wheeler Trust demise and the related draft housing allocation S28. The site can be accessed independently or via third party land, subject to their cooperation.

We aim to secure outline planning permission in late 2018. Commencement on site would realistically be achievable in around a year from the outline consent. This would allow sufficient time for the disposal of the site to a house builder and for reserved matters to be obtained.

A commencement in late 2019 would, in our view, result in approximately a two year build out. This allows for site set up and infrastructure connections and around 30 dwellings to be delivered in year one with circa 35 – 40 in year two. I consider that the site would be complete by the end of 2021 or early 2022.

We have carried informal market testing of the site in October 2017 and the interest from the national and regional house builders is very strong in respect of our site.

Kind regards,

Tim Dean MA. MRTPI
Dean Lewis Estates

Tel : 01782 502716
Mob : 07496 999443



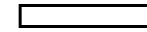
DEAN LEWIS
ESTATES LIMITED

From: Simon Cole <SIMONC@ashford.gov.uk>
Sent: 15 March 2018 16:35
To: Tim Dean <tim@deanlewisestates.co.uk>
Subject: Site S55, Charing

Hi Tim,

Ashford Local Plan 2030 - Housing Trajectory (EXAMINATION - JUNE 2018)	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	TOTAL
TOWN CENTRE SITES													
Former Powergen			222	189	189	60							660
Elwick Road Phase 2				100	100								200
Victoria Way East			115	100									215
Gasworks Lane (S10)											75	75	150
Commercial Quarter (TC9 and S1)						79	80						159
CHILMINGTON GREEN	50	150	200	200	200	200	200	250	250	250	250	300	2500
URBAN SITES													
Existing Allocations - Under construction													
Finberry (LP 2000)*	120	120	120	120	100	65							645
Repton Park (LP 2000)	100	100	104										304
Godinton Way (TC8)		28											28
Blackwall Road (U5)	2												2
Existing allocations - Not started													
Abbey Way (U1)		23											23
Lower Queens Road (U4 and S8)				40									40
Former Ashford South Primary School (U6a and S13)				50	60								110
K College, Jemmett Road (U6b and S12)	50	50	60										160
Leacon Road (U7 and S11)			50	50									100
Land at Butt Field Road, Singleton (U11)	12												12
Willesborough Lees (U14 and S17)	20	60	60	60	20								220
Conningbrook Phase 1 (U22)	50	50	50	75	75								300
Former Klondyke & Newtown Works Phase 2 (S6 and S7)			93			50	50	50	50	50	50		393
New Urban Site allocations													
Land NE of Willesborough Road, Kennington (S2)		25	50	75	75	75	80	80	80	80	80		700
Court Lodge, Kingsnorth (S3)			50	90	90	90	90	100	110	110		110	950
Land north of Steeds Lane and Magpie Hall Road (S4)			50	60	60	60	60	55	55				400
Land South of Pound Lane, Kingsnorth (S5)			50	50									150
Kennard Way - Henwood (S9)		25											25
Park Farm South East (S14)		50	100	100	75								325
Finberry North West (S15)								75	75	75	75		300
Waterbrook (S16)		20	50	50	50	50	50	50	30				350
Conningbrook Residential Phase 2 (S19)						70	50	50					170
Eureka Park (S20)		50	80	80	80	50	35						375
Land South of Brockmans Lane, Bridgefield (S45)						50							100
Chart Road (S46)				25									25
A20 CORRIDOR SITES (New allocations)													
Land east of Hothfield Mill (S47)		25	50										75
Rear of Holiday Inn (S48)				50	50	50							150
Land north of Tutt Hill (S49)			25	50									75
RURAL SITES													
Existing Allocations - Under construction													
TENT1A - Tenterden Southern Extension Phase A	80	80	70										230
Existing allocations & sites - Not Started													
CHAR1 - Land South of Arthur Baker Playing Field, Charing (S29)	51	40											91
HAM2 - Land at Parker Farm, Hamstreet (S32)		10											10
ROLV1 - Rolvenden Football Ground, Rolvenden	30	10											40
TENT1B - Tenterden Southern Extension Phase B (S24)				70	80	75							225
WOOD1 - Land at Front Rd, Woodchurch (S40)		8											8
WYE2 - Land at Lucky Field, Wye	25												25
Major Windfall - Tenterden, Tilden Gill**		40	40	20									100
New Rural Site Allocations													
Aldington - Land north of Church View (S51)		10											10
Aldington - Land South of Goldwell Court (S52)			10	10									20
Appledore - The Street (S26)		20											20
Biddenden - North Street (S27)	20	25											45
Brook - Nats Lane (S53)		10											10
Challock - Land at Clockhouse (S54)	15												15
Charing - Northdown Service Station, Maidstone Road (S28)		20											20
Charing - Land Adjacent to Poppyfields (S55)		30	75	75									180
Chilham - Branch Road (S56)		10											10
Egerton - Land on New Road (S30)		15											15
Hamstreet - Land north of St. Mary's Close (S31)		25	25	30									80
Hamstreet - Warehorne Road (S57)		25	25										50
High Halden - Land at Hope House (S33)		28											28
High Halden - Stevenson Bros. A28 (S58)		25	25										50
Hothfield - Land East of Coach Drive (S34)			20	20									40
Mersham - Land at Old Rectory Close (S59)		15											15
Mersham - Land adjacent to Village Hall (S35)		10											10
Shadoxhurst - Land rear of Kings Head PH (S36)	19												19
Smarden - Land adjacent to Village Hall (S37)		25	25										50
Smeeth - Land South of Church Road (S38)		20	15										35
Tenterden (St. Michaels) - Pope House Farm (S60)		25	25										50
Wittersham - Land between Lloyds Green and Jubilee Fields (S61)		20	20										40
Woodchurch - Land off Appledore Road (S62)		15	15										30
NEIGHBOURHOOD PLANS													
WYE3, Former Imperial College		40		40	45								125
Bethersden Neighbourhood Plan area		20	14										34
Pluckley Neighbourhood Plan area	25	8											33
Rolvenden Neighbourhood Plan area		10	14										24
WINDFALLS (NON ALLOCATED SITES)													
Windfalls - Small sites (Under 10 dwellings) - not started***		102	102	102									306
Windfalls - Small sites (Under 10 dwellings) - under construction	140												140
Windfalls - Major sites (10 dwellings or above) - not started***		20	23	22									65
Windfalls - Major sites (10 dwellings or above) - under construction	209	55											264
Projected Future windfalls (Based on assumption from past delivery)						150	150	150	150	100	100	100	1000
ANNUAL TOTAL	1018	1642	2122	2003	1628	1175	765	860	750	665	740	585	13953
CUMULATIVE TOTAL	1018	2660	4782	6785	8413	9588	10353	11213	11963	12628	13368	13953	

LP 2000 = Ashford Borough Local Plan 2000 Site policy *Reduced to take account of 90 live/work units not being built. **Not counted in major windfall figures below. ***Extant permissions not started have been reduced by 25% for assumed non delivery



Update to Appendix 1 of the Housing Topic Paper (SD08) – June 2018

Introduction

This update to Appendix 1 of the Housing Topic Paper follows the Inspectors' request in paragraph 6 of letter ID/5 on the 26th April to update the Council's housing land supply position and the housing trajectory in the Submission Local Plan. This Paper details any changes to the position set out on the sites listed in the original Appendix 1 of the Housing Topic Paper (SD08) and the Council's current 5 year housing land supply position on all these sites for the period 2018-23. Where 'no change' has been stated, this should be taken to mean that the commentary in the current Appendix 1 to SD08 remains the Council's position and there are no factual updates to be made.

A number of new sites are identified in the 'major windfall section' of this update where they were either accidentally omitted from the original Appendix 1, or have since been granted planning permission during the 2017/18 monitoring year.

This update also confirms the extant 'windfall' position in respect of housing sites with planning permission and under construction as at the start of the 2018-23 five-year housing land supply period. Amendments to the Housing Trajectory (Appendix 5 of the Submission Local Plan) are appended to this Update paper.

This update concludes with a revised housing land supply calculation for 2018-23 taking account of all of the above matters and a revised version of Table 1 of the Submission Plan setting out the overall housing land supply across the remainder of the Plan period.

Completions 2017/18

The survey work of minor windfall sites has been completed and this has resulted in a total of 124 completions during 2017/18. This is slightly higher than the predicted figure of 109 completions that has informed the Council's calculations for the housing land supply requirement for 2018-23 period in its evidence to date.

Consequently, the overall number of confirmed housing completions in the borough for 2017/18 is now 577, made up as follows:-

Sites	Completions 2017/18
Finberry	157
Repton Park	90
Godinton Way	52
Balckwall Road	26
Tenterden southern extension (TENT1a)	20

Land at Kelston, Wye (WYE1)	17
Calleywell Lane, Aldington (ALD1)	12
Major windfall sites	79
Minor windfall sites	124
TOTAL	577

PART 1 - Extant Commitments on allocated sites

This section outlines the position on extant commitments on sites still to build out, some of which are also previously/currently allocated sites from the existing Development Plan which have not been taken forward into to the Local Plan. The planning application reference(s) are included in the description.

**denotes where the developer / housebuilder has commented on the proposed start /build out in Appendix 2 to the Housing Topic Paper.*

a) Town Centre Sites - Existing Allocations under construction/permitted (not re-allocated)

i. **Former Powergen Site, Victoria Road (15/01671)***: The developers' programmes have 400 units on Plots 1 and 2 completed by 2020/21, Plot 3 to be completed by January 2019, and Plots 4 and 5 to be completed by the end of 2020. All 660 units should be completed by March 2021, based on up-to-date information from the developers.

Delivery for 5 year land supply purposes: **660 dwellings**.

ii. **Elwick Road Phase 2**: no change.

Delivery for 5 year land supply purposes: **200 dwellings**.

iii. **Victoria Way East ***: Development has commenced on the non-residential part of the site with hoardings now erected around the residential part in anticipation of construction starting.

Delivery for 5 year land supply purposes: **215 dwellings**.

b) Urban Area Sites - Existing Allocations under construction/permitted (not re-allocated)

iv. **Finberry (Cheeseman's Green)***: no change

Delivery for 5 year land supply purposes: **580 dwellings**

v. **Repton Park (Former Barracks)*** : no change

Delivery for 5 year land supply purposes: **304 dwellings**

vi. Godinton Way (Policy TC8): A resolution to grant planning permission subject to a S106 Agreement was granted in April 2018 to convert and extend the frontage building which was a former retail unit with snooker hall above to 28 flats (17/1511/AS). The Croudace Homes scheme on remaining part of allocation was completed in 2017/18.

Delivery for 5 year land supply purposes: **28 dwellings.**

vii. Blackwall Road (Policy U5): 26 units were completed during 2017/18, leaving 2 units under construction to complete the development.

Delivery for 5 year land supply purposes: **2 dwellings.**

viii. Abbey Way (Policy U1): no change.

Delivery for 5 year land supply purposes: **23 dwellings.**

ix. Conningbrook Phase 1 (Policy U22): Development has commenced here.

Delivery for 5 year land supply purposes: **300 dwellings.**

ix(a). Land at Butt Field Road, Singleton (Policy U11): This site was omitted in error from the initial Appendix 1 to the Housing Topic Paper. It is allocated in the Urban Sites & Infrastructure DPD for 14 dwellings but the most recent reserved matters consent (ref: 17/0703/AS) granted in May 2017 is for 12 dwellings.

Delivery for 5 year land supply purposes: **12 dwellings**

c) Rural Area – Existing Allocations under construction/permitted (not re-allocated)

x. Aldington, Calleywell Lane (Policy ALD1): this site was completed during 2017/18.

xi. Tenterden Southern Extension Phase A (Policy TENT1a)*: 20 completions and 78 units under construction recorded for 2017/18.

Delivery for 5 year land supply purposes: **230 dwellings.**

xii. Wye, Land at Kelston (Policy WYE1): this site was completed during 2017/18.

xiii. Rolvenden Football Ground (Policy ROLV1)*: Development is under construction on this site.

Delivery for 5 year land supply purposes: **40 dwellings.**

PART 2 – Chilmington Green *

xiv. A reserved matters application for 346 dwellings (ref: 17/1170/AS) was granted consent in April 2018 and a reserved matters application for 99 dwellings (ref: 18/0207/AS) was submitted to the Council in April 2018. Further pre-application discussions are underway in respect of other land parcels containing, in aggregate, around 310 units. Vehicular access points to the development area have now been delivered and development is set to commence on site. It remains the developer consortium's position that they intend to deliver 1500 dwellings over the next 5 years (Appendix 2 to the Housing Topic paper).

The Addendum to the Housing Topic Paper considered that this was a site where there was a realistic prospect of 1150 dwellings being delivered between 2018-23, based on 75% of the developers' expectations for delivery over this period.

However, following the Local Plan Examination sessions, it is recognised that this would require a high rate of completions across the site over the next 4 years and that there may potentially be practical reasons why this may ultimately prove difficult to achieve despite the presence of a number of housebuilders on the site simultaneously.

Consequently, the Council considers a realistic but conservative rate of housing delivery at Chilmington is that reflected in the Housing Trajectory (Appendix 5 to the Submission Local Plan) which shows 800 completions at Chilmington in the period 2018-23.

Delivery for 5 year land supply purposes: **800 dwellings.**

PART 3 - Proposed Allocations

d) Town Centre Sites – Re-allocated

xv. Gasworks Lane (Policy TC14/S10): no change

Delivery for 5 year land supply purposes: **0 dwellings.**

xvi. Commercial Quarter (Policy TC9/S1): The previous planning permission for 159 units at the former Kent Wool Growers site in Tannery Lane (13/01713/AS) has expired. The site has been acquired by developers U&I (who are already developing on Victoria Way) who have had pre-application discussions with the Council over revised proposals for the site.

Delivery for 5 year land supply purposes: **79 dwellings.**

e) Urban Area Sites – Re-allocated

xvii. Lower Queen’s Road (Policy U4/S8): This site has now become vacant. The property developers Peer Group have taken on the site and pre-application discussions have been held with officers over the residential redevelopment of this site.

Delivery for 5 year land supply purposes: **40 dwellings.**

xviii. Former Ashford South Primary School (Policy U6a and S13): no change. The South School has closed and the site is largely vacant. Part of the site is being used on a short-term basis for the entry form for the new Chilmington Green primary school. That school is due to open in September 2019, so that the site can be fully vacated by Summer 2019. The worst case scenario is that it would need to be used for another year beyond that, until Summer 2020.

Delivery for 5 year land supply purposes: **110 dwellings.**

xix. Former K College, Jemmett Road (Policy U6b and S12): Development is now under construction.

Delivery for 5 year land supply purposes: **160 dwellings.**

xx. Leacon Road (Policy U7 and S11): Temporary planning permission for use as for overnight HGV trailer parking facility via planning application ref: 18/0088/AS until mid-2019 is expected to be granted shortly. The site owner has confirmed there is only a short-term lease on the site with the ability to vacate the site on 6 months notice. The landowner is currently preparing a planning application for residential development. A pre-application meeting to discuss proposals for the site is due to be held shortly.

Delivery for 5 year land supply purposes: **100 dwellings.**

xxi. Willesborough Lees (Policy U14 and S17): Full planning permission for 192 dwellings granted to Bellway Homes in March 2018.

Delivery for 5 year land supply purposes: **220 dwellings.**

xxii. Former Klondyke and Newtown Works Phase 2 (Policies S6 and S7): A planning application for 93 units on the Klondyke Works site was submitted to the Council in April 2018 (ref: 18/0584/AS). There has been clarification at the Local Plan examination that the model railway museum use is no longer proposed for that site. There are no significant constraints to development.

Delivery for 5 year land supply purposes: **93 dwellings.**

f) New Urban Site allocations

xxiii. Land NE of Willesborough Rd, Kennington (Policy S2): Outline application for 25 units (ref: 17/0944/AS) is due to be considered by the Planning Committee on 20th June 2018. On the balance of the site, pre-application discussions (including a masterplan for the site) with Quinn Estates have been held and are continuing. At the Local Plan examination hearings, the developer confirmed their intention to submit a planning application “six months from now” (i.e. November 2018) and that they are in active discussions with a housebuilder who would take the site forward.

Delivery for 5 year land supply purposes: **225 dwellings.**

xxiv. Land at Court Lodge (Policy S3) *: The developers have stated at the Local Plan Examination their intention to submit a hybrid application for development here in summer 2018. It was also confirmed during the Local Plan Examination hearings that the phasing of any enabling works will allow development parcels not contingent on any re-modelling of the floodplain on the site to come forward. A draft masterplan and a draft transport assessment have been consulted on. The development has been discussed with statutory agencies such as the EA, KCC and Highways England, with no issues raised, (as confirmed by the respective Borough Council Statements of Common Ground with those organisations already before this Examination), that would prevent or delay development coming forward.

Delivery for 5 year land supply purposes: **230 dwellings.**

xxv. Land North of Steeds Lane and Magpie Hall Road (Policy S4) *:

Amendments submitted in January 2018 to bring the outline planning application for the land covered by this and the Land south of Pound Lane (S5) allocations for a total of 550 homes (15/0856/AS) in line with the emerging Local Plan.

Evidence from the two developers at the Local Plan Examination indicated their intention to submit first reserved matters applications in early 2019.

Delivery for 5 year land supply purposes: **170 dwellings.**

xxvi. Land south of Pound Lane, Kingsnorth (Policy S5) *: As for site S4 above.

Delivery for 5 year land supply purposes: **150 dwellings.**

xxvii. Kennard Way, Henwood (Policy S9): no change

Expected delivery for 5 year land supply purposes: **25 dwellings.**

xxviii. Park Farm South East (Policy S14) *: A full planning application for 353 units has been submitted to the Council in May 2018 by Taylor Wimpey & Persimmon Homes. The Appendix to the Addendum to the Housing Topic Paper (SD08a) includes correspondence from Taylor Wimpey outlining the proposed timescale for implementation and build out rate for the site, subsequently confirmed

in the Statement of Common Ground between the Council and two applicants (ED/13).

Delivery for 5 year land supply purposes: **325 dwellings**.

xxix. Finberry North West (Policy S15): no change

Delivery for 5 year land supply purposes: **0 dwellings**.

xxx. Waterbrook (Policy S16) *: A hybrid planning application including an outline element for 400 units has been submitted to the Council in January 2018 (ref: 18/0098/AS). The site owner/applicant's representatives have stated support for the Council's anticipated timescale for delivery at the Local Plan Examination hearing sessions.

Delivery for 5 year land supply purposes: **170 dwellings**.

xxxi. Conningbrook Residential Phase 2 (Policy S19): No change

Delivery for 5 year land supply purposes: **0 dwellings**.

xxxii. Eureka Park (Policy S20) *: Pre-application discussions have been held, a masterplan has been prepared and an outline planning application is being prepared now. There is significant housebuilder interest in the site. The application is expected to be submitted without waiting for the adoption of the new Local Plan.

Delivery for 5 year land supply purposes: **290 dwellings**.

xxxiii. Land South of Brockman's Lane, Bridgefield (Policy S45): The Council has clarified that development could take place here after delivery of suitable pedestrian linkages with the adjoining S14 site, and there is no need for the completion of S14 first.

Delivery for 5 year land supply purposes: **50 dwellings**.

xxxiv. Chart Road, Ashford (Policy S46): No change.

Delivery for 5 year land supply purposes: **25 dwellings**.

g) A20 Corridor Sites - New Allocations

xxxv. Land East of Hothfield Mill (Policy S47): No change.

Delivery for 5 year land supply purposes: **75 dwellings**.

xxxvi. Rear of Holiday Inn, Hothfield (Policy S48) *: No change.

Delivery for 5 year land supply purposes: **100 dwellings**.

xxxvii. Land north of Tutt Hill (Policy S49) *: At the Local Plan examination hearings, the developer indicated their intention to submit a planning application for the site “at the back end of this summer”.

Delivery for 5 year land supply purposes: **75 dwellings.**

h) Rural Area Sites – Re-allocated

xxxviii. Land South of Arthur Baker Playing Fields, Charing (Policy CHAR1 and S29): Full planning permission has been granted for a 51 unit extra care home (C3) with outline permission for up to 40 dwellings on the remainder of the site in January 2018.

Delivery for 5 year land supply purposes: **91 dwellings.**

xxxix. Land at Parker Farm, Hamstreet (Policy HAM2 and S32): No change.

Delivery for 5 year land supply purposes: **10 dwellings.**

xl. Tenterden Southern Extension Phase B (Policy TENT1 and S24): During the Local Plan Examination Hearing session on this site, the Council accepted that references in the policy to occupation of this site post the completion of the adjoining TENT1a development (site xi above), should only relate to the provision of suitable pedestrian and vehicular links between the two sites and therefore, the policy and supporting text could be amended to clarify this.

Expected delivery for 5 year land supply purposes: **150 dwellings.**

xli. Land on Front Road, Woodchurch (Policy WOOD1 and S40): A new planning application for 10 dwellings has been submitted to the Council in January 2018 (17/1913/AS).

Delivery for 5 year land supply purposes: **8 dwellings.**

xlii. Land at Luckley Field, Wye (Policy WYE2): No change.

Delivery for 5 year land supply purposes: **25 dwellings.**

i) Rural Area - New Site Allocations

xliii. Aldington, Land North of Church View (Policy S51): No change.

Delivery for 5 year land supply purposes: **10 dwellings.**

xliv. Aldington, Land South of Goldwell Court (Policy S52): No change.

Delivery for 5 year land supply purposes: **20 dwellings.**

xliv. Appledore, The Street (Policy S26): No change.

Delivery for 5 year land supply purposes: **20 dwellings.**

xlvi. Biddenden, North Street (Policy S27): A hybrid application comprising a full application for the erection of 45 dwellings and an outline application for the erection of a B1 office building was granted planning permission on 2nd May 2018.

Delivery for 5 year land supply purposes: **45 dwellings.**

xlvii. Brook, Nat's Lane (Policy S53): No change.

Delivery for 5 year land supply purposes: **10 dwellings.**

xlviii. Challock, Land at Clockhouse (Policy S54): Planning application submitted for 15 dwellings in February 2018 (ref: 18/0321/AS).

Delivery for 5 year land supply purposes: **15 dwellings.**

xlix. Charing, Northdown Service Station (Policy S28): An outline application for 17 dwellings has been submitted to the Council (ref: 17/1926/AS) in December 2017. (This is in addition to the application for 3 units under application 17/0865/AS) which has now been granted permission).

Delivery for 5 year land supply purposes: **20 dwellings.**

I. Charing, Land adjacent to Poppyfields (Policy S55): An outline application for 135 units on part of the allocation has been submitted to the Council in January 2018 (ref: 18/0029/AS). The Local Plan Examination has heard evidence that an application for the remaining part of the site is intended to be submitted in late 2018 with reserved matters in late 2019 (see the e-mail from DLE dated 16/3/18 appended to this Paper).

Delivery for 5 year land supply purposes: **180 dwellings.**

ii. Chilham, Branch Road (Policy S56): No change.

Delivery for 5 year land supply purposes: **10 dwellings.**

lii. Egerton, Land on New Road (Policy S30): No change.

Delivery for 5 year land supply purposes: **15 dwellings.**

liii. Hamstreet, Land North of St.Mary's Close (Policy S31): An outline planning application for 80 dwellings and a 60 bed care home has been submitted to the Council in May 2018 (ref: 18/0644/AS).

Delivery for 5 year land supply purposes: **80 dwellings.**

liv. Hamstreet, Warehorne Road (Policy S57): An outline planning application for 70 dwellings has been submitted to the Council in January 2018 (ref: 18/0056/AS).

Delivery for 5 year land supply purposes: **50 dwellings.**

Iv. High Halden, Land at Hope House (Policy S33): Planning permission has been granted (subject to a S106 Agreement) for 28 dwellings on the site in May 2018.

Delivery for 5 year land supply purposes: **28 dwellings.**

Ivi. High Halden A28, Stevenson Brothers (Policy S58): No change.

Delivery for 5 year land supply purposes: **50 dwellings.**

Ivii. Hothfield - Land East of Coach Drive (Policy S34): No change.

Delivery for 5 year land supply purposes: **40 dwellings.**

Iviii. Mersham, Land at Rectory Close (Policy S59): No change.

Delivery for 5 year land supply purposes: **15 dwellings.**

lix. Mersham - Land adjacent to Village Hall (Policy S35): No change.

Expected delivery for 5 year land supply purposes: **10 dwellings.**

Ix. Shadoxhurst - Rear of Kings Head PH (Policy S36): The site is now under construction implementing the planning permission for 19 dwellings there.

Delivery for 5 year land supply purposes: **19 dwellings.**

Ixi. Smarden – Land adjacent to Village Hall (Policy S37): A reserved matters application for 50 dwellings has been submitted to the Council in 2018 (ref: 18/0576/AS).

Delivery for 5 year land supply purposes: **50 dwellings.**

Ixii. Smeeth – Land South of Church Road (Policy S38) *: No change.

Delivery for 5 year land supply purposes: **35 dwellings.**

Ixiii. Tenterden (St Michaels) (in the parish of High Halden), Land at Pope House Farm: An outline application for 30 dwellings has been submitted to the Council in May 2018 (ref:18/0759/AS).

Delivery for 5 year land supply purposes: **50 dwellings.**

Ixiv. Wittersham, Land between Lloyds Green and Jubilee Fields (Policy S61): No change.

Delivery for 5 year land supply purposes: **40 dwellings.**

Ixv. Woodchurch, Land at Appledore Road (Policy S62): No change.

Delivery for 5 year land supply purposes: **30 dwellings.**

PART 4 - Neighbourhood Plan Allocated Sites

Ixvi. Wye NP: The draft masterplan for the WYE3/WNP11 site that forms the principal allocation in the NP has now been prepared and consulted upon. As a result, it is now appropriate to reflect the indicative housing proposals in the masterplan within the Council's assessment of housing supply.

These involve an indicative total of 150 residential units of which 50 are proposed to be C2 residential accommodation. A planning application for the conversion of some of the existing buildings on the site (ref: 17/0567/AS) to create 40 residential units has been submitted to the Council and is due to be considered at the Planning committee on the 20th June.

The masterplan includes the redevelopment of the former ADAS site (see site Ixxi below) and so this is regarded as superseding the developer's intention to convert the ADAS buildings under the existing prior approval.

Given the C2 element within the masterplan, a 50% reduction for land supply purposes of these units has been applied.

Delivery for 5 year land supply purposes: **125 dwellings.**

Ixvii. Pluckley NP: No change.

Delivery for 5 year land supply purposes: **33 dwellings.**

Ixviii. Bethersden NP: The Bethersden NP Examination is currently under way.

One of the proposed allocations (land at Church Hill, Bethersden) has been granted planning permission (16/1271/AS) for 17 dwellings in March 2018.

Delivery for 5 year land supply purposes: **34 dwellings.**

Ixix. Rolvenden NP: The Regulation 14 version of the NP indicates allocations of 24 dwellings. Previously the Council has indicated that 40 dwellings should be assumed for housing land supply purposes with the balance of 16 units expected to be delivered via omission/windfall sites in the parish. For clarity, it is now considered more appropriate to separate the NP allocations from the omission/windfall assumptions which are now subsumed within the revised assumptions for unidentified windfall sites across the Plan period.

Delivery for 5 year land supply purposes: **24 dwellings.**

PART 5 – Windfall development

j) Major Windfall Sites

Ixx. Tilden Gill, Tenterden (14/1420/AS): A reserved matters application from Redrow Homes has been submitted to the Council in March 2018 (ref: 18/0448/AS).

Delivery for 5 year land supply purposes: **100 dwellings**.

Ixxi. The former ADAS site, Wye (15/1602): Since the publication of the initial Appendix 1 to the Housing Topic paper, the Council has received and consulted on a masterplan for the WYE3/WNP11 allocation. This shows proposals for 20 dwellings on the former ADAS site that forms part of the allocation. In light of this, it is considered appropriate to not rely on the extant prior approval (15/1602/AS) for housing land supply purposes.

Delivery for 5 year land supply purposes: **0 dwellings**

Ixxii. The North School, Essella Road (14/0735): completed during 2017/18.

Ixxiii. Farrow Court, Eldercare Centre (13/0357/AS): completed during 2017/18.

Ixxiv. Former Concorde House, Austin Road (14/1515/AS): The site is now under construction.

Delivery for 5 year land supply purposes: **14 dwellings**.

Ixxv. Northdown House, Station Road, Ashford (16/1450/AS): No change.

Delivery for 5 year land supply purposes: **20 dwellings**.

Ixxvi. Land North West of Smallhythe House, Longfield, Tenterden (16/0795/AS): the site is under now construction.

Delivery for 5 year land supply purposes: **36 dwellings**.

Ixxvii. 15 to 17 North Street, Ashford (16/1350): completed during 2017/18.

Ixxviii. Tufton House, Tufton Street, Ashford (17/0068/AS): completed during 2017/18.

Ixxix. Land between The Hollies and Park Farm Close, Shadoxhurst (16/1841/AS): The site has commenced construction since the end of March 2017.

Delivery for 5 year land supply purposes: **12 dwellings**

Ixxx. Plot 2, Land adjacent to the William Harvey Hospital (16/1136/AS): No change. However, as the scheme is for C2 use, a discount of 50% is applied to delivery for housing land supply purposes.

Delivery for 5 year land supply purposes: **34 dwellings**.

k) Additional major windfall sites

Ixxxix. Panorama, Park Street, Ashford (14/0899/AS): development of two separate blocks either side of the main Panorama building, totalling 110 units is under construction.

Delivery for 5 year land supply purposes: **110 dwellings.**

Ixxxii. Former Travis Perkins site, Victoria Crescent, Ashford (16/0981/AS and 16/0986/AS): two separate permissions for 31 and 28 dwellings respectively, both under construction.

Delivery for 5 year land supply purposes: **59 dwellings.**

Ixxxiii. Land between Aldington Fresh Foods and Brockenhurst, Roman Road, Aldington, Kent (16/1412/AS): planning permission for 10 dwellings under construction.

Delivery for 5 year land supply purposes: **10 dwellings.**

Ixxxiv. Yew Tree Park Homes, Maidstone Road, Charing, Kent (17/0505/AS): planning permission for 15 new dwellings, not started.

Delivery for 5 year land supply purposes: **15 dwellings.**

Ixxxv. Former Kent Highways Depot, Ashford Road, High Halden, Kent: (16/1198/AS): planning permission granted for 25 dwellings, not started

Delivery for 5 year land supply purposes: **25 dwellings.**

Ixxxvi. former Prince Albert PH, New Street, Ashford (17/1118/AS): planning permission granted for the demolition of the public house and replacement with 14 flats, not started.

Delivery for 5 year land supply purposes: **14 dwellings.**

Ixxxvii. Danemore, Tenterden (15/1160/AS): Redevelopment of extra care C3 scheme of 10 dwellings but net additional one unit – under construction.

Delivery for 5 year land supply purposes: **1 dwelling.**

l) Minor windfall permissions

Extant windfall permissions on minor sites (<10 units) at 31st March 2018 total 546 dwellings of which 140 are under construction and 406 are not started.

Delivery for 5 year land supply purposes: **546 dwellings.**

Updated 5 year housing land supply position

This section provides a further update on the Council's 5 year housing land supply position in light of the final completions total for 2017/18 and the updates reflected in the list of sites above. This updates the position set out in the Addendum to the Housing Topic paper published alongside the Council's Issue 5 Hearing Statement.

Housing Requirement 2018-23

5 year OAN requirement (5 x 825)	4,125
+ Delivery shortfall against OAN since 2011	2,021
Sub-total	6,146
(+20% buffer)	1,229
TOTAL	7,375

If the equivalent exercise is undertaken against the Council's proposed annualised Local Plan requirement (i.e. OAN plus the 'future proofing' uplift from adoption), the figures are as follows:-

5 year OAN requirement (5 x 859)	4,295
+ Delivery shortfall against OAN since 2011	2,021
Sub-total	6,316
(+20% buffer)	1,263
TOTAL	7,579

Deliverable 5 year housing land supply

Category	Dwellings
Town Centre sites – existing allocations	1,075
Urban Area – existing allocations	1,249
Rural Area - existing allocations	270
Chilmington Green	800
Town Centre sites – re-allocated	79
Urban area sites – re-allocated	723
New urban site allocations	1,660
A20 corridor sites	250
Rural area sites – re-allocated	284
New rural site allocations	842
Neighbourhood Plan allocations	216
Major windfall sites – extant permissions	450
Minor windfall sites – extant permissions	546
Unidentified windfalls	150
TOTAL	8,594

5 year Housing land supply calculation 2018-23

5 year housing land supply (OAN)	7,375
Annualised requirement	1,475 pa
Deliverable 5 year housing land supply	8,594
Housing Land supply	5.83 years

5 year housing land supply (OAN + future proofing)	7,579
Annualised requirement	1,516 pa
Deliverable 5 year housing land supply	8,594
Housing Land supply	5.67 years

Updated Table 1

The version of Table 1 (overall housing supply across the remainder of the Local Plan period) contained within the Submission Local Plan has also been updated and amended to take account of the position at April 2018 using the figures referred to above.

The principal changes have occurred as a result of the updated position in respect of windfall development, both extant and unidentified with smaller amendments resulting from changes in capacity arising from grants of planning permission (such as at S29, S33 and S36).

Objectively Assessed Need	15,675
Future Proofing	442
The Housing Target (2011-2030)	16,120
Delivered since 2011	3,754
Residual Requirement	12,366
Extant commitments (previously allocated sites – some with permission)	2,966
Extant windfalls*	875
Chilmington Green	2,500
Future unidentified windfalls	1,000
Proposed Allocations**	6,612
TOTAL	13,953
Contingency buffer	1,587

**Those not started have been reduced by 25% to account for potential non-delivery, excluding the 100 unit scheme at Tilden Gill.*

***Including re-allocated sites without permission in the Local Plan and assumed contribution from the Neighbourhood Plan site allocations in Wye, Pluckley, Bethersden and Rolvenden.*



The Planning Inspectorate

Report to Ashford Borough Council

by David Smith BA(Hons) DMS MRTPI and Steven Lee BA(Hons) MA MRTPI
Inspectors appointed by the Secretary of State

Date: 02 January 2019

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the Ashford Local Plan 2030

The Plan was submitted for examination on 21 December 2017

The examination hearings were held between 11 April and 13 June 2018

File Ref: PINS/E2205/429/12

Abbreviations used in this report

ALP	Ashford Local Plan 2030
AONB	Area of Outstanding Natural Beauty
CIL	Community Infrastructure Levy
DPD	Development Plan Document
FTTP	Fibre to the Premises
HRA	Habitats Regulations Assessment
LDS	Local Development Scheme
MWLP	Kent Minerals and Waste Local Plan
MM	Main Modification
NDSS	Nationally Described Space Standards
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
PSA	Primary Shopping Area
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document
SuD	Sustainable Drainage Systems
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Ashford Local Plan 2030 provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. The Council has specifically requested us to recommend any MMs necessary to enable the Plan to be adopted.

All the MMs were proposed by the Council, and were subject to public consultation. We have recommended their inclusion in the Plan after considering all the representations made in response to that consultation. In some cases we have amended their detailed wording where necessary.

The Main Modifications can be summarised as follows:

- Increasing the housing requirement over the plan period to 16,872 dwellings and the residual requirement from 2018 to 13,118;
- Specifying that the shortfall from the start of the plan period should be made up over the next 7 years at a rate of 352 dwellings per annum;
- Amending policies to set targets for new employment land and retail needs and adjusting the policy for Ashford town centre to ensure it is effective;
- Revising one of the site allocations for a gypsy and traveller site to protect the Area of Outstanding Natural Beauty and ensuring that the specific policies reflect national policy;
- Deleting 7 unsuitable housing sites;
- Various changes to the site specific policies to ensure that they are justified and effective; and
- Alterations to the topic and other policies for housing, employment, retail, leisure and tourism, transport, the natural and built environment and community facilities so that they are justified and effective.

Introduction

1. This report contains our assessment of the Ashford Local Plan 2030 (ALP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework 2012 (NPPF) (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. A revised NPPF was published in July 2018. It includes a transitional arrangement in paragraph 214 whereby, for the purpose of examining this Plan, the policies in the 2012 NPPF will apply. The ALP has therefore been considered against national policy in the NPPF of 2012 and references in this report are to that document unless otherwise stated. Likewise where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement.
3. Following consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) in 2016, the Council undertook Main Changes to the Plan. These were made in response to the publication of the 2014 based population and household projections which increased the objectively assessed need for housing and were consulted on in July 2017 for 8 weeks. The Submission Local Plan 2030, submitted in December 2017, is the same as the Main Changes consultation document save for a number of minor amendments (SD01(a)). This Plan is the basis for the examination and the starting point is the assumption that the Council has submitted what it considers to be a sound plan.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council has requested that we should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. Our report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report and are set out in full in the Appendix.
5. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out a sustainability appraisal of them. The MM schedule was subject to public consultation between 13 September and 26 October 2018. We have taken account of the consultation responses in coming to the conclusions in this report. In light of these we have made some amendments to the detailed wording of the main modifications where these are necessary. None of them significantly alter the content of the main modifications as published for consultation or undermines the participatory processes and sustainability appraisal that has been undertaken.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan.

When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises Sheet 1 and Sheet 2 accompanying the Submission Local Plan (SD01).

7. The policies map is not defined in statute as a development plan document and so we do not have the power to recommend main modifications to it. However, a few of the recommended MMs to the Plan's policies require further corresponding changes to be made to the policies map. Therefore in order to comply with the legislation and give effect to the Plan's policies the Council will also need to update the policies map when the ALP is adopted to include all the changes resulting from the MMs.

Consultation

8. The Statement of Community Involvement (SCI) was adopted in October 2013 (GBD14). Table 1 prescribes consultation techniques that will be used at formal stages of local plan preparation and review whilst Table 2 lists potential informal techniques.
9. The Annual Monitoring Report of 2013/14 referred to the publication of a draft local plan in 2015 but the Local Development Scheme (LDS) of July 2014 confirmed that this would be done under Regulation 19. It is the LDS which must specify under Section 15 of the 2004 Act which development plan documents are to be prepared and the timetable. That is not the function of the SCI and, in any event, it does not anywhere give rise to a legitimate expectation that a formal draft version will be published pursuant to Regulation 18. There is also no legal requirement to do so.
10. Nevertheless, consultation took place in the early stages of plan-making under the auspices of the Plan-It Ashford exercise which encompassed meetings, workshops and exhibitions. This process specifically drew attention to land put forward following the 'call for sites'. In Kennington a workshop was held in April 2014. It is evident from Part 1 of the Consultation Statement (SD05) that the Community Forum was engaged with the process and submitted comments to reflect the views of residents. Specifically, the Forum objected to sites KE2 and KE3 (now S2). Furthermore, 22 individual objections were made in respect of those sites and their content largely reflects subsequent representations made.
11. The formal consultation techniques were undertaken at Regulation 19 stage in accordance with Table 1 of the SCI. Moreover, informal consultation was done in line with Table 2. This elicited responses from those in the Kennington area and would have signalled to the Council that there were likely to be objections if the allocation of sites KE2 and KE3 were pursued. Overall there is nothing to indicate that the Council did not adhere to its SCI and we are satisfied that it was complied with as required by Section 19(3) of the 2004 Act.

Sustainability Appraisal

12. There is a requirement in Section 19(5) of the 2004 Act for local authorities to carry out Sustainability Appraisal (SA) as part of the preparation of a local plan. This is a systematic process to identify, describe and evaluate the likely

significant effects of the plan and reasonable alternatives in order to promote sustainable development. The NPPF says that SAs should be proportionate and the process is an iterative one.

13. The main SA Environmental Report was produced in May 2016 and there was a subsequent Addendum and a further Update prior to submission (SD02). The 13 SA objectives developed through the Scoping Report were used to test the strategic options for employment and housing growth. In turn, 4 alternatives for the distribution of the development were identified followed by 3 options for its location around the Ashford urban area. These were assessed against the sustainability objectives on a like-for-like basis so as to provide a meaningful comparative guide to the Council about the strategies that it should pursue. The SA was also used as a vehicle for site selection.
14. Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004 prescribe the consultation procedures which flow from the requirements in Article 6(2) of the Strategic Environmental Assessment Directive. This includes an "early and effective" opportunity to express opinions on the draft plan and accompanying environmental report before the adoption of the plan. That is exactly what has occurred as both the SA and the Addendum of July 2017 were available as part of the Regulation 19 and Main Changes consultations. There is no evidence that the procedures in Regulation 13 have not been followed.
15. There is criticism that insufficient consideration has been given to the role that the rural area should play. In particular that there is a wide gulf between the favoured option of locating the majority of growth at Ashford with proportionate growth outside it and the alternative of significant development outside of Ashford. However, the PPG on *Strategic Environmental Assessment and Sustainability Appraisal* indicates that alternatives should be sufficiently distinct to highlight the different sustainability implications between them. Moreover, whilst the descriptors used for the alternatives are not precise they provide sufficient detail to broadly understand what they entail and to assess them accordingly. There are no failings in the SA in these respects as it adequately considered a more rural-focussed growth option.
16. There have been regular complaints throughout the examination about the accuracy or consistency of the scoring undertaken for individual sites. Disputes about such findings are nevertheless to be expected. These are due to differences in planning opinion and do not undermine the SA process undertaken. Furthermore, the SA itself is at pains to point out that allocations have not been made solely on the basis of those with the highest score. Rather this has been done with regard to the ALP's general strategy whilst some restrictive criteria are given more weight than others. The SA allows a range of considerations affecting sites to be assessed in a coherent way but does not remove the need for the exercise of judgement by the Council.
17. The SA did not consider sites within 3 neighbourhood plan areas where plans were actively being prepared in order to avoid fettering that process. There is no legal requirement for sites to be considered through SA however they might have scored. In the circumstances these were not reasonable alternatives and the SA took a realistic and proportionate approach.

18. An Addendum SA was undertaken in September 2018 to consider the proposed main modifications (ABC/PS/21). This expressly indicates that the Addendum should be read in conjunction with previous reports. This link to earlier documents is clear and intelligible and does not require a 'paper chase' to be undertaken especially as the same format has been adopted.
19. The Addendum properly considers a fifth option to overall housing growth which is a higher figure than that previously considered. It concludes on that option without specifically dealing with the 'stepped' trajectory that is envisaged. In so doing the SA has adequately addressed the reasonable alternatives and compared it to others but is not required to individually appraise each facet of those alternatives.
20. Overall the SA has sufficiently evaluated the reasonable alternatives and is suitably comprehensive, satisfactory and legally compliant.

Assessment of Duty to Co-operate

21. The Council has a long record of co-operation and joint working that dates back to earlier development plans. Details of the arrangements established and discussions undertaken with the County Council, neighbouring authorities and other relevant bodies have been provided (SD07). The Council is also a member of the East Kent Regeneration Board and a party to the Memorandum of Understanding. Strategic matters affecting more than one planning area have not been considered in isolation but as part of the plan-making process.
22. The NPPF confirms that joint working should enable development requirements to be met that cannot wholly be met within a particular local planning authority area. In this regard there are no formal or informal requests from either Tunbridge Wells or Tonbridge and Malling to assist in meeting their housing needs. Furthermore, both those authorities are at an earlier stage in the plan-making process than Ashford.
23. The Rother Core Strategy adopted in 2014 contains a shortfall of 478 dwellings compared to the full objectively assessed need at the time. In 2016 Rother asked the Council to test a growth option to reflect that unmet need. Representations on the Main Changes queried whether regard had been paid to any further scope within Ashford to address Rother's unmet housing need. However, it is now agreed between the respective Councils that Rother is not asking Ashford to make any provision for its needs and that there has been no breach of the duty. There is also a commitment to future collaboration particularly in view of the planned improved rail links between Ashford and Rye, Hastings and Bexhill-on-Sea.
24. Given that the position at a neighbouring authority had been known during the plan preparation process the Council could have given greater cognisance to this. However, no express formal request to contribute towards the housing shortfall in Rother was made and that is not the case now. Furthermore, the boundary between the two authorities is short and the connections between them physically and functionally are quite limited. Therefore in relation to Rother, the approach of the Council was sufficient in the circumstances to comply with the duty.

25. Overall we are satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the ALP and that the duty to co-operate contained in Section 33A of the 2004 Act has therefore been met.

Assessment of Soundness

Background

26. The ALP will replace saved policies in the Ashford Borough Local Plan of 2000; the Core Strategy of 2008; the Ashford Town Centre Area Action Plan of 2010; the Tenterden and Rural Sites Development Plan Document (DPD) of 2010 and the Urban Sites and Infrastructure DPD of 2012. The Chilmington Green Area Action Plan will remain in force.
27. Ashford town was previously designated as a regional growth area and this was reflected in the Core Strategy. However, that is no longer the case and the ALP seeks to positively respond to the two key aims in the NPPF of deliverability and flexibility as well as to achieving good quality place-making. The plan period is between 2011 and 2030 which is greater than the 15 years referred to in the NPPF. This is also sufficiently forward-looking in order for strategic objectives to be set whilst also allowing for the proposals in the ALP to be put into effect.

Main Issues

28. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings we have identified eleven main issues upon which the soundness of the Plan depends. Under these headings our report deals with those main soundness matters and does not respond to every point raised by representors.

Issue 1 – Are the vision and strategic objectives for Ashford sound having regard to achieving sustainable development?

29. The vision for Ashford Borough in 2030 refers to meeting housing and employment needs; focussing development at the town of Ashford which is to be regenerated and expanded; the role of rural service centres and smaller settlements; environmental protection and green spaces and a positive approach to climate change. These aspirations have been translated into Policy SP1 in order to ensure delivery and to form the basis of the policy framework. Together the vision and strategic objectives reflect the economic, social and environmental dimensions of sustainable development set out in the NPPF. Therefore the ALP has the achievement of sustainable development at its heart and the vision and strategic objectives are accordingly sound.

Issue 2 – Are the strategic objectives and the strategic approach to the distribution and location of housing and economic development sound, having regard to the needs of the Borough and national policy? Has the Local Plan been positively prepared?

30. Because of its status as the principal settlement in the Borough, its road and rail transport links, employment opportunities and other facilities the strategy of emphasising Ashford town as the main location for growth is a sound one.

Planning for the majority of development to be here also perpetuates past policy approaches and reflects extant commitments. The SA highlights the clear advantages of this focus and also endorses the option of a dispersed pattern of distribution around the town.

31. Since the adoption of the Core Strategy there have been major improvements at Junction 9 of the M20 and the associated Drovers roundabout. High speed rail links to central London commenced in 2009. Work on a new motorway junction at 10A has commenced and is due to be open to traffic in August 2019. This will relieve capacity issues at Junction 10 and remove a major and long-standing constraint to development around the town. This factor and the recession has held back growth in the past.
32. Consequently the ALP envisages a significant increase in development around the town compared to recent years. Because all the ingredients are now in place for the expectations in the ALP to be fulfilled there is no reason to suppose that the previous low rate of growth will be perpetuated. In support of this development is starting to come out of the ground now including at the major housing site at Chilmington Green. Indeed, with no fundamental constraints it is fair to say that development around Ashford town is already building up some momentum. As a result we are confident that the approach of concentrating growth here is justified.
33. In the ALP as a whole the proportion of housing development in rural areas is around 15%. However, for new allocations alone the figure rises to approximately 24% which partly reflects the increase in the number of rural sites arising from the Main Changes. These percentages accord with the general thrust of Policy SP1 and the preferred option in the SA. In determining the relative proportions of urban and rural growth the Council could have undertaken detailed capacity studies of each of its settlements in order to produce prescriptive targets. However, there is nothing in national policy to indicate that this is a pre-requisite.
34. Tenterden is the second largest settlement in the Borough but the population in Ashford town was about 15 times greater in 2016. Taking existing commitments and proposed allocations into account some 625 dwellings would be provided in Tenterden over the plan period. This equates to some 5% of the Borough's residual housing requirement in Table 1. This is not a precise 'fit' with the size of the town compared to the Borough as a whole but consideration has to be given to constraints such as the Area of Outstanding Natural Beauty (AONB) that surrounds much of Tenterden.
35. In general terms the population of Tenterden has not grown since 2002 compared to growth across the Borough of some 21%. This has led to ageing households. House prices are more expensive than the Borough average and also increasing more quickly in value. However, there is no evidence that the vitality and viability of shops and services have suffered as a result and the town appears to be thriving. Therefore it is not essential for the growth strategy to be changed to favour Tenterden in order to arrest potentially serious economic or social consequences. The distribution of development enshrined in the ALP should allow Tenterden to perform its role as a principal rural service centre as set out at paragraph 3.8 of the Vision.

36. In considering whether the plan has been positively prepared consideration should be given to potential impediments to delivery such as issues of viability and infrastructure. The Viability Study Update (SD09) tests the impact of affordable housing, self-build plots, accessibility and green space standards. The overall result is that with suitably adjusted affordable housing targets the scale of obligations and policy requirements set out in the ALP should not threaten overall delivery. There would also be some capacity to support additional contributions or costs which might arise under the Community Infrastructure Levy (CIL). Viability is weakest in Ashford town and strongest in the rural area outside the Ashford hinterland where values are highest. All in all, the ALP has taken sufficient account of the relevant standards within it in assessing viability in accordance with NPPF paragraph 173.
37. The ALP seeks to utilise existing or planned infrastructure to meet additional needs in a cost effective manner. Furthermore, an Infrastructure Delivery Plan (SD10) has been developed in conjunction with relevant providers to set out what is required to support the planned new development. There is no clear evidence that any of the items listed as critical or essential priorities in section 3 cannot be achieved because of a lack of finance or a suitable site. Overall the infrastructure required, its funding, provision and relationship to the rate and phasing of development over the first 5 years of the plan is clear and therefore in line with paragraph 018 of the PPG on *Local Plans*.
38. With the completion of Junction 10A the Highway Authority is satisfied that the cumulative impact of site allocations on the network around Ashford town as a whole will be less than severe (ED/05a). Any localised impacts on specific junctions can be addressed by suitable mitigation measures. Outside the urban area there are no issues of cumulative impact from a capacity perspective that are incapable of mitigation.
39. The ALP has been positively prepared in that it seeks to meet the need for development and infrastructure as opposed to prevent or severely restrict growth. Furthermore the location of development is justified being based on the principles of sustainability such that it represents the most appropriate strategy. Later in the report we recommend that 7 housing sites in the rural areas with an indicative capacity of over 400 units be deleted from the ALP. However, this would not fundamentally alter the distribution of development around the Borough but rather would be consistent with the primary concentration around Ashford town.

Issue 3 – Does the Local Plan set a clear policy framework for the preparation of Neighbourhood Plans and provide for an effective relationship between the two?

40. There are two made Neighbourhood Plans in the Borough for Wye with Hinxhill and for Pluckley. Neighbourhood areas have been designated quite recently at Hothfield, Charing and Egerton and because of the early stage of preparation the ALP allocates sites for development in those Parishes. The plans for Bethersden, Rolvenden and Boughton Aluph and Eastwell are more advanced and so the Council's approach has been to defer to them any site allocations within those areas.

41. In more detail, the Bethersden Neighbourhood Plan is at examination and makes provision for 34 housing units. The draft Rolvenden Neighbourhood Plan contains draft allocations on 3 sites equivalent to 24 houses whilst Boughton Aluph has yet to publish. The Bethersden and Rolvenden sites are properly included in the housing trajectory.
42. The NPPF and the PPG on *Neighbourhood Planning* advise against duplicating planning processes. In this regard the Council has struck a fair balance between providing direction and certainty in neighbourhood areas where plans are at an embryonic stage whilst allowing local communities to shape their areas in 3 others. At Boughton Aluph there is no certainty that any neighbourhood plan will deliver the proportionate rural growth that is the bedrock of the ALP's strategy. However, this would be likely to form a very small part of the overall provision of development and is therefore insignificant in the wider scheme of things. Consequently it is reasonable for the ALP to not prescribe the level of development that should be provided there.
43. In response to paragraph 184 of the NPPF, the ALP states that all its policies are considered strategic for the purposes of neighbourhood planning. However, that view took no account of paragraphs 075 and 076 of the PPG which give advice on how a strategic policy is determined and is therefore not justified. In response, following a review (ED/18), the Council now proposes that some be omitted given that they only apply to certain geographical areas and as some sites are small in scale they are not central to achieving the ALP's objectives. Those remaining can be treated as strategic in this context. This will be confirmed by a new Appendix 7 but the supporting text also allows for clarity to be provided for individual parishes or neighbourhood groups promoting Neighbourhood Plans.
44. Furthermore, the ALP does not acknowledge that in some instances suitably justified local variations to some Borough-wide policies could achieve general conformity. Given the expectation that the Council's role is a supportive one and to assist existing or future neighbourhood forums, this should be remedied. However, in other respects the text adequately reflects the intent to work closely with Parishes considering or working on neighbourhood plans.
45. The ALP has not properly considered whether its policies are strategic or indicated that adjustments to them at neighbourhood level are possible. To be consistent with national policy **MM1** is therefore recommended. Subject to this, the ALP establishes an effective relationship with any Neighbourhood Plans and sets a clear policy framework for their preparation.

Issue 4 - Is the housing requirement justified and has it been calculated in accordance with national policy and guidance?

46. The housing target for the entire plan period of the ALP is 16,120. The Housing Topic Paper produced in June 2018 (SD08) shows the position as of April 2018 including the 577 completions in 2017/18. This gives a residual requirement from 2018 to 2030 of 12,366.
47. The methodology undertaken to arrive at these figures follows that prescribed in the PPG on *Housing and Economic Development Needs Assessments*.

48. The housing market area has been suitably defined as the Borough itself. Based on the 2014 population and household projections and a vacancy allowance of 4.2% the figure of 786 dwellings per annum forms a justifiable demographic 'starting point' for assessing objectively assessed need. In arriving at overall objectively assessed need the Council has applied an upward adjustment of 5% to account for market signals. In addition, for future proofing and positive planning, it has included an allowance of 546 dwellings (ED/17) to allow for additional in-migration from London. However, these are insufficient and as a result the ALP under-estimates objectively assessed need.
49. Reference to the trend for positive net flows of households from London to Ashford reflects past events and also the high quality of the Borough's transport links to the capital. As a matter of principle it would therefore result in a change to the demographic projections because of local circumstances as referred to in paragraph 017 of the PPG. It should form part of the objectively assessed need and the figure of 546 provides a useful guide in this respect.
50. The indicators in the PPG to be used in determining how to respond to market signals present something of a mixed picture with lower than average land values and flat rental trends. However, the lower quartile affordability ratio has increased from 8.5 in 2013 to 9.6 in 2017. Any upward adjustment should be set at a level that is reasonable in relation to the relevant signals rather than to wider planning considerations such as the percentage growth in overall stock or the ability to deliver housing in a sustainable way.
51. The PPG observes that any allowance for market signals should increase planned supply by an amount that could be expected to improve affordability. However, there is no requirement for this to ensure that affordable housing needs are met in full. That said, any adjustment should make a meaningful difference in this respect. Based on our advice (ID/10) the Council propose a 13% uplift to encompass the varied picture portrayed by the relevant market signals and an additional allowance for London migration. In our judgement when combined both elements should assist in improving affordability and this percentage increase is justified for Ashford.
52. The Strategic Employment Options Report of 2012 (EBD04) selected a baseline economic growth scenario as the most likely assessment of economic performance. This envisages a 1% per annum growth in employment equivalent to 620 jobs. More recent forecasts from Cambridge Econometrics show lower employment growth across the region and the review of the East Kent Growth framework does not show that enhanced performance or productivity is likely to occur.
53. In any event, even based on the original housing target in the ALP, workforce growth is calculated to exceed 800 per annum from 2016 onwards and would therefore comfortably exceed predicted jobs. As there is unlikely to be a labour supply shortage there is therefore no need to consider whether further new housing should be provided to address this and the possible consequences set out at paragraph 018 of the PPG.
54. Applying a policy target of 30%, an uplift of 56% over and above the demographic need of 786 dwellings per annum would be required to meet

affordable housing needs in full. Increasing this figure to take account of market signals should assist in addressing these needs to some extent but would still fall short of the overall affordable housing need. However, aside from the likely environmental impacts, it is unlikely that the market would be able to deliver that amount of housing in its entirety. So, whilst having regard to the PPG (ID: 2a-029-20140306), a further increase is not warranted.

55. There is no reason why the objectively assessed need for housing should not be met in full. Therefore the housing requirement for the entire plan period should be 16,872 dwellings. As 3,754 have been delivered since 2011 the residual requirement from 2018 should be 13,118.
56. On this basis, and if main modifications are made to reflect these findings, the housing requirement will have been calculated in accordance with national policy and guidance and is justified.

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?

57. Taking on board the revised housing requirement set out above there has been a shortfall in delivery from the start of the plan period of 2,462 dwellings. According to the PPG the aim is to deal with any undersupply within the first 5 years where possible. However, at Ashford the need to complete Junction 10A before major developments around the town can be occupied has had a dampening effect. This is no evidence that adjoining authorities are in a position to absorb further housing in the short-term and no requirement to allocate otherwise unsuitable sites to make it up more quickly. Therefore it is reasonable and realistic to expect the shortfall to be made up over the next 7 years at a rate of 352 dwellings per annum.
58. Policy SP2 refers to the housing target between 2017 and 2030. This needs to be updated to reflect the total housing requirement for the residual period of the ALP from 2018. In addition, it must confirm the need to make up the shortfall over the next 7 years. The expected annual delivery between 2018 and 2025 of 1,240 dwellings and between 2025 and 2030 of 888 should be made explicit so that future decision-makers are clear about the requirement over any given 5 year period. This will provide a firm basis for assessing whether an adequate supply of deliverable sites exists at that time.
59. At Ashford there has been a record of persistent under delivery of housing and so as of April 2018 a 20% buffer should be applied to the annual average requirement. For the 5 years to 2023 this increases the requirement from 6,200 to 7,440 in total.
60. To be deliverable, according to the NPPF, there should be a "realistic prospect" that this will occur within 5 years. The Council's calculation in the updated Housing Topic Paper is that deliverable supply equates to 8,594 dwellings. In general terms this evidence is compelling as, in many cases, it is based on the views of the respective developers or promoters of the individual sites. However, some sites are to be deleted from the Plan for reasons of soundness whilst the capacity of others should be reduced. Furthermore, on some of the

larger allocations the Council has over-stated the number of dwellings that are realistically likely to be completed within 5 years.

61. From 2005 to 2018 residential windfall dwellings have totalled 2,325 at an annual average of 179. For 2017/18 the figure was 203. Within the 5 year supply extant permissions for windfall dwellings amount to 996. Over 400 of these are on sites where development has started. As there is no evidence that the others will not be implemented within 5 years it is reasonable to include them all. A 'one-off' figure of 150 is included in the 5 year supply for unidentified windfalls. Having regard to paragraph 48 of the NPPF there is no reason to suppose that such sites will 'dry up' over that period and so this can be considered a reliable source. An entry for this category of development as part of the deliverable 5 year supply is therefore justified. An extra 60 dwellings will be delivered at the former Powergen site.
62. When all this is factored in, the 5 year supply amounts to 7,860 dwellings. Therefore as of April 2018 there is a 5 year supply of deliverable sites with an appropriate buffer. However, this amounts to 5.3 years which leaves little margin. Nevertheless this is a matter that will be monitored and having fulfilled the expectations of national policy there is no need to look to allocate further sites. Indeed, the revised trajectory indicates that there is a good prospect that there will be an up to date supply of sites sufficient to provide five years' worth of housing land on adoption of the ALP. Moreover, that this can be maintained in the years immediately to come.
63. Over the plan period as a whole, taking into account the above-mentioned changes, the total numbers of dwellings provided for by the ALP between 2018 and 2030 is 13,544. This allows for a contingency buffer over the residual requirement of 426 dwellings. As part of the revised trajectory the Council has applied a 25% discount for non-implementation of extant permissions that have not started. This reduces the sum from that source and so provides for a very minor amount of further leeway.
64. Given the historic data and the likelihood that the new policies for windfall development in the rural areas will bear fruit, it is justifiable to allow for 850 dwellings between 2023 and 2030 in the revised trajectory for future unidentified windfall. In total windfall sites account for about 13% of total supply across the plan period. This is a reasonable proportion which is much less than the 35% that occurred in 2017/2018 and does not warrant the allocation of further sites.
65. The NPPF refers to meeting the full objectively assessed need for housing but does not specifically require a contingency buffer. However, this can provide for flexibility to accommodate unexpected delays or permissions not being taken up. At Ashford the residual housing requirement would be exceeded by supply by some 3%. However, almost half of that total comprises existing commitments. As a result the revised housing trajectory shows the highest proportion of housing to be completed in the first part of the remaining plan period with some of the larger sites delivering in the latter stages. Any slippage in the period to 2024 would increase the pool of sites thereafter and so it is not essential for the contingency figure to be increased.

66. Overall the ALP, as modified by **MM3**, will meet the revised housing requirement over the plan period and so is consistent with national policy. Appendix 5 should also be updated by a new housing trajectory and **MM100** is recommended to that end.

Issue 6 - Is the overall target for affordable housing and the type of tenure justified? Does the Local Plan make adequate provision for specialist housing?

67. The net need for affordable housing of 368 dwellings per annum has been calculated in accordance with paragraphs 022 to 028 of the PPG on *Housing and Economic Needs Assessments*. This figure excludes housing provision in the development pipeline. In response to that need and to reflect viability considerations, Policy HOU1 sets different percentage requirements for affordable housing in Ashford Town (20%), Ashford Hinterlands (30%) and the rest of the Borough (40%). Moreover, flatted development in Ashford Town is exempt and the policy is flexible in that it contains various options should it be shown that the proportion of affordable units expected cannot be achieved. The split of tenure types is justified so the overall policy approach is sound.
68. The threshold of 10 dwellings or more for the provision of affordable housing tallies with paragraph 63 of the revised NPPF of 2018. Therefore, in order to ensure future consistency with this aspect of national policy, a departure from the Written Ministerial Statement of November 2014 is justified. There is nevertheless insufficient evidence to require the application of a lower threshold within AONBs. In general terms the ALP goes as far as it reasonably can in meeting the need for affordable housing in the Borough.
69. Paragraph 159 of the NPPF refers to meeting the needs of different groups in the community, including older people. Policy HOU2 makes allowance for local needs and specialist housing within or adjoining settlements and therefore provides considerable scope for schemes to come forward. Policy HOU18 also gives support to standalone housing for older persons in suitable locations.
70. Whilst the aged population is expected to increase over the plan period there is no evidence of a chronic lack of provision. Indeed, since 2011, 234 units within Class C2 have been completed. Given the wide range of specialist age related housing and the associated level of care it is understandable that the ALP does not seek to be overly prescriptive. Rather it provides a suitable framework to enable necessary development to come forward.
71. Whilst the role of the Parish Council is important, especially with regard to local needs housing, it is not justifiable to effectively give that body a veto over all proposals. Criterion b) of HOU2 should therefore be removed and replaced by explanatory text (**MM59**).
72. Other policies in the ALP refer to a mix of dwelling types and sizes, residential annexes, accessibility and self or custom build housing. In respect of the latter and allowing for the fact that this is a new area of plan-making, Policy HOU6 sets reasonable thresholds based on demand that has been exhibited. However, the policy needs to be clarified for effectiveness by referring to serviced plots (**MM62**). Subject to this and the other recommended change there would be adequate provision for specialist housing overall.

Issue 7 - Does the Local Plan make adequate provision for gypsy and traveller sites and is it consistent with national policy?

73. Based on the 2016 update of Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GBD16) there is a need for 54 pitches over the plan period for those who meet the definition of gypsy and traveller in the Planning Policy for Traveller Sites (PPTS). Since 2012 some 34 pitches have been permitted to offset that and any historic need so that at the very least a further 20 pitches are required.
74. However, the Council has had difficulty in identifying suitable sites due, in part, to the limited options being put forward. Furthermore, Section 124 of the Housing and Planning Act sets out a duty to consider the needs of those residing in and resorting to the Borough with respect to the provision of sites on which caravans can be stationed. As a result the Council has decided to largely de-couple the issue of gypsy and traveller provision to a separate DPD. Work on this has progressed by means of a further accommodation assessment, an issues and options consultation and a targeted call for sites. It is expected that this plan will be submitted for examination in 2019 following Regulation 19 consultation.
75. Nevertheless, the ALP is not entirely silent on this topic since Policy HOU16 contains criteria for considering proposals for traveller accommodation. The Council has given permission for 28 pitches since 2012 so that its application might be expected to allow some sites to come forward. Furthermore, the ALP seeks to allocate 7 pitches on two sites. However, the PPTS expects that there should be a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against a locally set target. If the conclusions of the 2016 Accommodation Assessment are accepted then that is not the case.
76. Before concluding on this matter we shall deal with the proposed sites and detailed policies in the ALP. Site S43 (Priory Wood, Biddenden) compares well with the criteria in the PPTS. However, the area identified has quite extensive mature tree cover and on the basis of the possible layout (ED/24) it is reasonable to limit the site capacity to 2 extra pitches. It is in private ownership but deliverable over the next 5 years.
77. Site S44 (Watery Lane, Westwell) is within the AONB. Although located between the M20 and a railway line an Inspector previously found that the proximity of these negative landscape elements places a greater emphasis on the need to protect remaining open areas (Ref: APP/E2205/A/13/2190874). It might be possible to limit the visual effects of the 4 pitches proposed at the rear of the site but these measures themselves would be likely to appear artificial. More fundamentally there is no justification for allocating pitches in an area which has the highest status of protection in relation to landscape and scenic beauty when other options might be possible through the emerging development plan. Indeed, a good number of the sites rejected through the SA for the ALP were not within the AONB.
78. However, there is an existing pitch along the site frontage which has temporary planning permission. This is very well screened so that the impact on the AONB is negligible. Subject to securing noise mitigation measures this site is suitable for a single gypsy and traveller pitch. Therefore whilst the

original allocation is not justified a lesser area can be allocated and **MM43** is recommended accordingly.

79. Policy HOU16 is deficient in that it does not make it clear that it relates to both new sites and extensions to existing ones. Furthermore, it excludes any reference to the provisions in the PPTS regarding the scale of sites, including any cumulative effects, in relation to the nearest settled community. Other criteria within the policy regarding the establishment of need, imposition of conditions, access to services and Landscape Character Areas are overly prescriptive. **MM69** is required to remedy these deficiencies.
80. Criterion d) sets an upper limit of 5 pitches per site. Based on the local experience of the likely impact of larger sites in rural locations this is justified and there is no evidence that it would unduly fetter new sites as these tend to be small. Subject to the changes identified the criteria are fair and will facilitate that traditional and nomadic life of travellers whilst respecting the interests of the settled community.
81. To safeguard existing traveller sites Policy HOU17 provides that they should be retained for that purpose. However, there is no immediate prospect of a surplus of accommodation and sites with personal permissions may be occupied by gypsies and travellers as defined by the PPTS. Both of these clauses dilute and weaken the intention and effect of the policy and should be deleted given the importance attached to maintaining an appropriate level of supply. This is achieved by **MM70**.
82. There have been a number of 'false dawns' in planning for gypsy and traveller sites in Ashford. It is understandable that there is scepticism about whether and when the proposed DPD will come forward. Deferring it in this way means that full provision for one section of the community would not be made. However, positive steps have been taken in preparing the traveller plan so that it is more than a 'pipe dream' and the timescales for its production are not lengthy. In the meantime the ALP does make a small number of allocations and provides a framework for determining any individual cases.
83. The alternative would be to insist that the issue of gypsy and traveller sites be resolved through the ALP. But this would lead to delay in its final adoption thereby thwarting its wider growth aspirations and creating uncertainty. In the circumstances the pragmatic approach taken by the Council is a reasonable and justifiable one that does not compromise the overall soundness of the ALP. Whilst not entirely consistent with national policy it makes adequate provision for gypsy and traveller sites as far as it can pending the completion of the separate DPD that is in progress.

Issue 8 - Are the quantum of new employment land and expectations for job creation; the delivery of retail and leisure needs and the policy for Ashford town centre justified, deliverable and consistent with national policy? Will relevant policies be effective?

84. The baseline economic growth scenario of a 1% increase in jobs is a realistic basis to plan for. Policy SP3 aims to deliver 11,100 jobs to 2030 requiring 66 hectares of new employment land. This is to be achieved at 4 key strategic sites – Commercial Quarter (Policy S1), Eureka Park (Policy S20), Sevington

and Waterbrook (Policy S16). Other site specific policies (S21, S22 and S23) relate to existing employment areas at Orbital Park and Chart and Henwood Industrial Estates. Some of these sites have existing permissions or are where intensification may be possible so based on the new allocations a figure of 63 hectares is a more accurate reflection of what the ALP intends.

85. In the rural area a combination of site allocations and a market-led approach are advocated in the Rural Economic Assessment (EBD01). These have been translated into the ALP by an allocation at Tenterden (S25) in addition to the former Wye College through the Neighbourhood Plan. The employment policies also provide scope for new uses including buildings and premises in the countryside.
86. Changes are also required to the detailed criteria of Policy SP3 for effectiveness in order to ensure that they cross-relate properly to other relevant policies in the Plan (**MM4**). Overall, though, this policy should ensure a sufficient and suitable supply of land to meet identified economic needs in accordance with paragraph 161 of the NPPF.
87. The Retail and Leisure Needs Assessment (EBD03) identifies a need for 15,764 sq m (net) of comparison retailing to 2030. This assessment is adequate but the expectations for Ashford and Tenterden town centres should be set out in Policy SP4 in order to make it clear what is meant by "need". Without tangible figures as recommended in **MM5** the policy would be ineffective. Since 2015 commitments have been made to over 9,000 sq m of floorspace. This quantum of development will meet identified needs to 2025 after which time this will be reassessed. Overall the ALP should deliver sufficient retail and leisure space to cater for foreseeable quantitative and qualitative needs of this type of economic activity.
88. The ALP describes Ashford town centre as a key motor for the Borough's growth in coming years. However, because of competition from elsewhere and other structural changes the Council wishes to reinvent its role. To bring this about, the vision is to encourage and promote a wider range of activities. Policy SP5 picks up the guiding themes and embodies a more flexible approach to new uses than previously. This positivity should promote a competitive town centre in accordance with paragraph 23 of the NPPF and, as far as possible, support its vitality. Whilst the provision of a multi-storey car park remains an aspiration, the absence of a definite proposal is not critical to the success of the policy in the short and medium term.
89. However, the policy does not confirm that proposals in the town centre should also have regard to other ALP policies or make explicit that residential development will be supported. These deficiencies are remedied by **MM6** which also includes other changes required for effectiveness.

Issue 9 - Are the site allocations justified and deliverable or developable within the plan period having regard to any constraints and consistent with national policy? Is there sufficient detail on form, scale, access and quantum?

Sites – General

90. The general process of site selection firstly involved 4 stages of screening through the Strategic Housing and Employment Land Availability Assessment (SD12). Following on from that the remaining sites were subject to a more detailed and in-depth site assessment as part of the SA. The entire process has been comprehensive and all sites, whether allocated or omitted, have been considered on a consistent basis. Indeed, the entire methodology provides a reasonable basis for the allocations.
91. The issue of flood risk was also assessed through the site analysis undertaken. The upshot is that with one exception (S11) residential development can be delivered on land within Flood Zone 1 consistent with the aim of steering new development to areas with the lowest probability of flooding in the NPPF. Some sites have land within Flood Zones 2 and 3 but it has been established that development need not intrude into these areas and that flooding issues can be dealt with on a site-by-site basis. The approach taken is therefore consistent with the sequential, risk-based approach in national policy and the Environment Agency raises no objections (ED/25).
92. Some of the site policies refer to the capacity being “up to” a particular number of dwellings. This would restrict a developer’s ability to provide more housing on a site even if it could be delivered in an acceptable way in terms of other policies. Modifications are therefore necessary to remove what amounts to an unjustified restriction on the supply of housing that is contrary to paragraph 47 of the NPPF. Such restrictions are nevertheless justified on sites S40, S41 and S42 where there are recognised constraints on scale and/or the Council is seeking to promote a particular type of housing.
93. Some site policies identify a need for developers to assess the impact on, and/or provide mitigation for, identified biodiversity assets within or near to the site. The terminology used is not always internally consistent with Policy ENV1 or paragraph 118 of the NPPF. This erodes the clarity of the Council’s approach. A number of main modifications to individual site policies are therefore needed to provide consistency with national policy and effectiveness.
94. At some sites development could impact on designated heritage assets. The relevant policies rightly make reference to the need to protect them. However, in some cases the wording used is inconsistent or does not properly reflect national policy. Modifications are therefore needed to include the correct terminology.
95. There is an inconsistent approach with regard to references to connections and the need to provide access to the sewerage system. In some cases, references are made in the supporting text to particular requirements that are not carried through to the policy. Modifications are therefore necessary to ensure it is clear when and where provision is needed for connection to the sewerage system and/or access for maintenance and upsizing purposes.
96. Specific requirements for public open space and community facilities are sometimes made explicit in the supporting text, but are not reflected in policy. Modifications are therefore necessary to ensure that the relevant site policies are effective in this regard.

97. **MM15, MM17, MM23, MM26, MM27** and **MM36** are necessary to address the issues raised above. Others are contained within main modifications across several site specific policies where other changes are also necessary.

Sites – Specific

98. The soundness of individual sites is considered below. Where a site is not referred to specifically then, subject to any modifications identified in paragraph 97, it can be taken that in all other matters the site is suitable to be allocated for development and the supporting policy is justified and effective.

Ashford Urban Area

99. The land to the north-east of Willesborough Road, Kennington (S2) is proposed for residential development with an indicative capacity of 700 dwellings. The allocation also includes a two form entry primary school. A small parcel of the site is in separate ownership and the policy and supporting text should be adjusted to give flexibility for houses here to be brought forward more quickly than the rest of the site.
100. The boundary of the Kent Downs AONB is about 1km away. From Wye Downs development would be seen as part of a wide panorama including the Ashford urban area. Nevertheless the policy criteria relating to planting and design are not strong enough to safeguard the setting of this designated area. Further provisions regarding structural planting and materials are therefore required. With these in place the proposal should not harm the scenic qualities of the AONB so that it is not necessary to undertake a landscape and visual impact assessment at this stage.
101. About 60% of the site is Grade 1 agricultural land. The SA of May 2016 considered the consequences of the 3 alternatives for distributing new development around the edges of Ashford in relation to the quality of surrounding agricultural land. In so doing, the Council has considered use of poorer quality land but rejected that approach because of other sustainability impacts. Therefore this allocation is in line with national policy in paragraph 112 of the NPPF regarding best and most versatile agricultural land.
102. In general terms the Highway Authority is satisfied that this allocation along with others around Ashford town will not have severe capacity impacts. The policy expects primary access to be taken from Willesborough Road with improvements made to the local road network following a Transport Assessment. In this regard an impact assessment (TBD02) has identified issues at 4 signal junctions along the A28/A2042 corridor. However, provided any necessary mitigation is undertaken, there is no clear evidence that traffic arising from the development together with other allocations could not be accommodated or that the local roads could not cope.
103. There are no obvious impediments to delivery and the site will be designed and implemented in accordance with a masterplan. This should provide the necessary certainty about the quality of development, where open space and the school will be located and how cycle and pedestrian connections will be formed. As part of this it is reasonable to determine the feasibility of a footbridge over the railway. There is no evidence that necessary

infrastructure will not be provided and this can be secured through the masterplan and at the detailed application stage.

104. Part of the proposed site allocation is within a Mineral Safeguarding Area as identified in the Kent Minerals and Waste Local Plan (MWLP) because of the likely presence of Sandstone (Folkestone Formation). By 2027 a landbank of sand of at least 7 years will exist in Kent. Two further sites have been identified as options after then (ED/27). As there would remain an adequate and steady supply even if the potential reserve were lost there is no conflict with paragraph 146 of the NPPF. If extraction were feasible and viable it would significantly delay delivery. This is therefore an occasion where the need for development overrides the presumption for mineral safeguarding as allowed for by criterion 5) of MWLP Policy DM7.
105. The site adjoins the Great Stour local wildlife site and the Conningbrook country park but these are already close to housing so that the two can co-exist. However, greater detail is required about the need for surveys and the implementation, maintenance and monitoring of any mitigation or enhancement measures.
106. Subject to the changes that have been identified to achieve soundness and which are recommended as **MM7**, the allocation of S2 is justified.
107. Policies S3, S4 and S5 cover 3 sites to the south of Ashford at Court Lodge (S3), north of Steeds Lane and Magpie Hall Road (S4) and north of Pound Lane (S5). Together they are allocated for some 1,500 dwellings with the largest indicative capacity at Court Lodge (950). This site also includes a local centre, school, retail, employment space and a community building.
108. Policy S3 makes reference to the Pound Lane Link Road. However, based on capacity assessments, the latest position (ED/19) is that the Highway Authority believes that this is not required to take account of committed developments and these sites. A list of other potential improvements has been identified and, subject to those, all of the affected junctions along the Ashford Road corridor will operate within theoretical capacity. Therefore, references to the Link Road as an imperative should be removed but retained as a desirable option should future modelling show that it is required.
109. Whilst part of the Court Lodge site is within Flood Zone 3, the Environment Agency agrees that development is acceptable subject to flood modelling and the implementation of land re-profiling to ensure that flood risk does not increase. There are no known obstacles to delivery and a masterplan will be required for each site but there is no need for these to be formally linked. No overriding objections exist in terms of the natural environment and landscape character and the detailed policy provisions provide sufficient guidance about how the developments should be brought forward as detailed proposals.
110. Various changes are required to the policies to ensure that they are clear, effective and consistent with one another. These are recommended as **MM8**, **MM9** and **MM10**. Subject to them the proposed allocations at S3, S4 and S5 are justified.

111. The policies for the former Newtown Works (S6) and former Klondyke Works (S7) impose an unjustified restriction on development coming forward prior to additional capacity being provided at the A2070/Orbital Park junction. If a transport assessment demonstrates that a larger development would not result in harm, there is no reason why it should be delayed. In addition, Junction 10a has already been consented and so this part of both policies is superfluous and should be removed. **MM11** is therefore necessary to make S6 sound.
112. In addition, it is no longer anticipated that the Ashford Model Railway Centre will be located at S7. The policy allows for residential development as an alternative but it is not clear when or how the Council would release the site from its intended tourism use. There is also no indication of the scale of development that might be considered acceptable. Planning permission has recently been granted for 90 dwellings on this site. A modification to reflect the current context and address these deficiencies would provide necessary clarity and certainty. **MM12** is therefore recommended.
113. The site at Lower Queens Road (S8) is largely brownfield, is within the built up area of Ashford and has been carried forward from the previous Urban Sites DPD. Access arrangements into the site and at the junction of Lower Queens Road and Canterbury Road are acceptable. The site contains an area of unmanaged woodland, but there is no evidence to suggest that this may contain protected species. It also does not have such amenity value that it should be protected for its own sake. However, to ensure effectiveness the general measures described for the assessment of the nature conservation value of the site should be extended to ensure the woodland is given particular attention. It is not certain at this stage whether there is scope for a larger development involving adjoining land, but it is appropriate to highlight this possibility in the supporting text. For effectiveness, a modification to criterion a) is necessary to make it clear access would be taken from Mace Lane in the event that a larger development comes forward (**MM13**).
114. The site at Kennard Way (S9) was previously identified as an employment site in the Urban Sites DPD. It is currently an area of scrubland, located in the midst of an employment area and residential estate. There is a pond on the site and part of it is within Flood Zone 2. However, the policy seeks to ensure the area around the pond is protected and enhanced and the supporting text confirms that the west of the site should be kept free from development. The policy recognises the importance of any potential effects on groundwater. There is no reason in principle why the site should not be considered suitable for residential development. Nevertheless, a modification is necessary to remove the unjustified and unnecessary restriction on the location of the vehicular access (**MM14**).
115. The site at Leacon Road (S11) has also been carried forward from the Urban Sites DPD. The relationship with neighbouring employment uses is unchanged and there is no reason to find the allocation unsound on this basis. The policies for S11 and Former Bombardier Works (S11a) nevertheless recognise this proximity and expect development to take account of it so that an acceptable form of development can be achieved.

116. The site is within Flood Zone 3. In this case, the Council has concluded that the opportunity to progress a brownfield site in a sustainable location is an important consideration. The policy requires a flood risk assessment and consequently appropriate mitigation measures will be required. As the site is already allocated, there is nothing to suggest necessary mitigation measures could not be achieved. Having regard to all relevant matters, in particular the opportunity to bring forward a brownfield site within the urban area, the allocation is sound.
117. There is nothing unsound in the Council's approach of considering sites S11 and S11a sites separately especially as S11a is identified as having potential for rail related uses. The policies do not preclude landowners and developers coming together to deliver a comprehensive scheme, though it is recognised the Plan would limit the extent of residential and employment uses.
118. Requiring part of site S11a to be safeguarded for railway uses is consistent with the requirements of national policy, particularly in terms of infrastructure to support sustainable modes of travel. There is clear evidence that Network Rail has aspirations to make use of the site. However, there is also some uncertainty about the amount of land needed and timescale for delivery. Some flexibility within the policy is therefore required to ensure the site is not unduly stymied by this requirement. The Council has suggested modifications to ensure the policy will be effective in securing the land for railway uses for as long as there is a realistic chance that it can be delivered. It removes the geographical restriction on safeguarding, but limits the timescale to two years.
119. Some degree of balance and compromise between competing interests is required. Two years will provide all parties with a clear deadline for progress to be made. The safeguarding would be related to the need to secure planning permission, not ownership of the site. It is understood that work is progressing on proposals and thus two years provides a reasonable period of time to secure some form of permission. It would not be reasonable to extend this period until such time as the land is under the control of rail operators or to wait for the outcome of the re-franchising process.
120. The part of the suggested modification relating to franchising is therefore omitted from **MM16**, which is however otherwise necessary to ensure the effectiveness of the policy. Where not needed for rail, the site provides an obvious opportunity for redevelopment for other types of employment use. However, there is nothing to suggest any quantitative or qualitative need that would justify a retail allocation in this location.
121. Park Farm South East (S14) would result in a significant urban extension to Ashford of around 325 dwellings. Although the site is some distance from services and facilities, in the context of the overall housing strategy, it is located on the edge of the main settlement. Development may also help achieve a sufficient critical mass to encourage improvements in public transport provision both here and in the neighbouring Bridgefield estate.
122. The eastern part of the site is affected by Flood Zones 2 and 3. The supporting text makes reference to development avoiding this area and potentially utilising this land as part of an extended Green Corridor. This is a sensible and pragmatic approach. There are other recognised constraints

within the site, including existing trees and hedgerows, and the need to ensure an acceptable relationship between the sites and open countryside. The policy provides an acceptable framework for addressing these issues.

123. The policy for S14 indicates that proposals should investigate the potential for a primary vehicle access from the traffic light controlled junction at Finn Farm Road. There are on-going discussions over land ownership and other constraints with Network Rail. However, the Highway Authority is satisfied that without this access there would still be a suitable means of accessing the site via Cheeseman's Green Lane and Brockman's Lane. The reference in S14 and S45 to a station on the Ashford-Hastings railway makes it clear that contributions will only be sought "if required". Although the project is not currently being progressed, this provides the Council with some scope to consider the most up to date position as and when applications are submitted. This should not impede delivery. The policy therefore provides a suitable framework for delivery of housing and is sound.
124. Finberry North West (S15) was previously identified for large scale employment development. This is no longer feasible and thus the ALP allocates the site for a mixed use development of around 300 dwellings and 8,500 sq m of employment land. The site is well related to large scale residential development taking place on adjacent land, nearby employment and the strategic road network. Local service provision is coming forward through adjacent development and access will be provided through to site S16 which will further improve access to jobs.
125. The Employment Land Site Assessment (EBD/02) suggests some scope for commercial development on this site. 8,500 sq m is within the range suggested, but having regard to all other evidence this seems both optimistic and unjustifiably specific. Nonetheless, it would be premature to conclude there is no scope for employment land and there are clear sustainability benefits in delivering mixed-use development on sites of this scale. A smaller area of land, rather than floor space, should therefore be identified that can be brought forward flexibly in line with the agreed masterplan and prevailing economic conditions.
126. There is no clear evidence of any likely demand for the 10 live/work units required by the policy. While there is no harm in the supporting text making it clear that live/work units might be part of the land use mix, modifications are necessary to remove this unjustified requirement for delivery from the policy. Various other detailed changes are required to the policy to ensure that it is clear, effective and consistent with the approach of others in the Plan, including that related to Green Corridors and affordable housing (**MM18**).
127. Waterbrook (S16) is a large mixed use site which is allocated for around 350 dwellings, a minimum of 22 ha of commercial land and a 600 space lorry park. The site has a long history of being allocated for development and the site provides a good opportunity to deliver a mix of beneficial uses. The site will also link into S15, thus providing additional benefits in terms of access to employment and other facilities. The policy provides a robust framework for addressing issues relating to layout, drainage, biodiversity and highways. **MM19** is however necessary to address a lack of clarity with regard to the amount of employment land required over and above existing commitments

and the specifics of any highway contributions. There is nothing to suggest a need that would justify retail being identified in the mix of commercial uses, either in terms of providing services to the local community or larger scale facilities meeting a Borough-wide need.

128. Willesborough Lees (S17) is an existing allocation that has been carried forward from the Urban Sites DPD. Two planning permissions have already been granted for a total of 220 dwellings. The principle of development has therefore been established and the policy provides an appropriate mechanism for considering any future applications or changes to the current schemes. However, there is no justification in this context to limit the indicative capacity to 200 dwellings. **MM20** is therefore recommended to reflect the current context and provide certainty.
129. The policy requires the closure of Hinxhill Lane south of the hospital to stop a 'rat run' from the M20 through Willesborough Lees to Wye which would result in benefits for local residents. This requirement formed part of the previous policy for the site. The Highway Authority's position has not changed and it does not therefore render the policy unsound for highway-related or delivery reasons. The policy includes a robust approach for dealing with parking issues relating to the nearby hospital.
130. Conningbrook Residential Phase 2 (S19) is allocated for around 170 dwellings. The site is well related to other allocations and development already under construction. The policy recognises a range of constraints, including the proximity of the railway lines, the need to take account of existing residential development and the neighbouring country park in any design and to ensure alternative proposals are in place to replace any overspill parking for the Julie Rose Stadium. Whilst the location of this is uncertain at this stage there seems no reason in principle why a solution cannot be found. **MM21** is recommended to provide effective protection for mature trees on the site, which form part of its existing character and which would help to mitigate the visual impact of development and provide additional protection for biodiversity assets. It also provides some clarity in the supporting text in relation to expectations over pedestrian crossings over the adjacent railway line.
131. Eureka Park (S20) is a large mixed use allocation that would provide around 20 ha of B1 employment land and around approximately 375 dwellings. The allocation includes areas where a low density business park and associated facilities have already been built as part of an existing allocation. The policy establishes a broad vision for a low density development in a 'parkland' setting. The allocation is consistent with the spatial strategy and offers some clear advantages in terms of its proximity to employment opportunities, the strategic road network and the Ashford urban area. The expectations for housing and employment are also indicative, which provides some scope for flexibility. The site has a number of constraints and a detailed masterplan will be produced which will determine the precise layout and delivery of development. Considering the scale and nature of the site, this is an acceptable approach.
132. There will be an inevitable urbanisation and change in character of what are currently mainly open fields. There will also be an increase in traffic and demands on local infrastructure. The policy provides a detailed and robust

approach to addressing potential impacts on landscape character, watercourses, biodiversity assets, traffic, local infrastructure and the amenity of residents on Sandyhurst Lane. There is a reasonable likelihood that development of the scale and nature envisaged can take place without unacceptable harm to any of these factors.

133. The evidence suggests there are localised capacity issues in the area and congestion on Trinity Road. However, neither the Highway Authority nor Highways England has objected to the proposed access to the site or the cumulative impact on the transport network. The policy includes a range of transport related measures, including requirements to contribute to road, public transport and other transport improvements. There will be potential for a negative impact on the local road network. Nonetheless, there is nothing to suggest that the cumulative impact of development would be severe. **MM22** is required for the sake of consistency and effectiveness on matters of biodiversity, but otherwise the allocation is justified and consistent with national policy.
134. The allocation for the Chart Industrial Estate (S22) is sound in principle, but the policy makes reference to the acceptability of bulky goods retail warehousing on the site. There is insufficient evidence to justify what in effect would be an allocation for out-of-centre retailing in this location. To be consistent with national policy this reference should be removed (**MM24**).
135. Land south of Brockman's Lane, Bridgefield (S45) is allocated for around 100 dwellings. The site would act as a logical extension to Site S14 and to the Ashford urban area. The policy provides necessary safeguards to ensure the impact of development on the character of the urban edge is minimised. The policy stipulates that development cannot take place until S14 is complete. However, if the necessary infrastructure serving S14 and linking into S45 is in place then there is no reason why development on S45 should be delayed. This unjustified restriction should therefore be removed. The policy also requires developers to contribute to improvements at Finn Farm Road. No such contribution is likely to be necessary and thus for the sake of clarity this reference should be removed.
136. The site is in an area of identified for minerals safeguarding by the MWLP. To ensure consistency with that Plan, it will be necessary to submit an assessment demonstrating that the minerals safeguarding policy can be set aside. Modifications are therefore necessary to ensure effectiveness and consistency with other parts of the ALP. (**MM44**).

A20 Corridor Sites

137. Land east of Hothfield Mill (S47), land to the rear of the Holiday Inn (S48) and land at Tutt Hill (S49) all sit in the A20 corridor. None are within or close to settlements identified in Policy HOU3a and thus they would not normally be considered suitable for residential development when judged against Policy HOU5. They have relatively poor direct access to services and facilities capable of meeting everyday needs. While there would be some scope for accessing such services by public transport, there would be little opportunity or expectation of walking or cycling, particularly from sites S48 and S49.

Future occupants would therefore be heavily reliant on the car for most journeys.

138. The sites are therefore inconsistent with criterion a) of Policy SP1 in terms of focussing development in accessible and sustainable locations and with the provisions about development in the rural area in the fourth paragraph of Policy SP2. In light of the housing requirement and supply, there is no justification for the delivery of housing in unsuitable and unsustainable locations. Accordingly, to achieve soundness these allocations should be removed and consequential changes made to reflect this, including the adjusted housing numbers (**MM45, MM46, MM47**).

Tenterden

139. The Tenterden Southern Extension Phase B (S24) proposes 225 dwellings, along with scope for community and employment uses, to be determined through the preparation of a detailed masterplan. The site lies on the edge of Tenterden and is closely related to 'Phase A', which is a large residential development currently under construction. The site is well related to the facilities in the town and is in a sustainable location. There is no clear evidence that the town would be unable to cope with the growth or that it would result in severe traffic problems. The principle of development is sound and consistent with the overall spatial strategy.
140. The policy provides effective guidance on how development would be expected to address sensitive elements, including the setting of the AONB and views of St Mildred's Church. The policy also sets out necessary measures for the protection and enhancement of biodiversity assets, including the provision of new woodland and wetland features. However, reference to a substantial area of woodland is imprecise and should be modified to provide more certainty over the Council's expectations. The policy states that Phase B cannot be occupied until Phase A is complete. However, if the routes linking the two sites and the town centre are provided then there would be no justification to delay construction and occupation of Phase B. The trigger point should therefore be amended to allow earlier delivery of the site. **MM25** therefore amends the phasing requirements and establishes a buffer distance in the interests of effectiveness.

Aldington

141. Aldington contains a number of local services and facilities and is a suitable location for a small degree of growth. The village has been subject to recent developments of a larger scale than proposed in the ALP, but there is no substantive evidence that the village could not cope with further development. The two sites on Goldwell Lane (S51 and S52) sit within the extensive setting of the Grade I Listed Aldington Church, which can be clearly seen across open fields. The policies refer to retaining gaps to maintain important views, but if these are simply between dwellings or through gardens, as at neighbouring Church View, then it may not be possible to achieve this. The policies should therefore be amended to be clear that views of the church will be required to form part of the layout and that they should be retained as wide and distinct areas of open space (**MM48, MM49**). These modifications have the effect of reducing the indicative capacities of the sites.

Biddenden

142. Planning permission has recently been granted on North Street, Biddenden (S27) for 45 dwellings and a B1 unit. The principle of development has therefore been established and the allocation is sound in principle. **MM28** is however needed to reflect current uncertainties over the need for a village community building and to be consistent with what has been permitted.

Brook

143. Brook is a village with a distinct linear form within the Kent Downs AONB. The site at Nats Lane (S53) would introduce depth to the settlement pattern that would be significantly at odds with this local character. The Council's suggestion of a 'farmstead' design and layout for buildings to the rear of the frontage would not alter the likely harmful impact of any such development. This would conflict with the principles of good design set out in national policy and development is unlikely to be able to respond positively to local character. Limiting development to the frontage only would reduce the potential capacity to a very small number of dwellings and there is no guarantee an acceptable form of development could be achieved in terms of the living conditions of nearby residents. Owing to these uncertainties, the site should be removed from the Plan and consequential changes made to housing numbers (**MM50**).

Challock

144. The allocation of Land at Clockhouse (S54) is acceptable in principle. The village is small, but growth of the scale envisaged would be proportionate. The development relates well to existing housing and would not constitute major development within the AONB. The allocation is therefore justified but **MM51** is needed to ensure a consistency of approach to development in the AONB.

Charing

145. There are three allocations in Charing, with an indicative capacity of around 235 additional dwellings. The village is one of the larger in the Borough and contains a number of facilities, including some local shops, a school and railway station. While the village has been subject to some recent growth, this does not mean that additional allocations in this Plan are unsound. There is no substantive evidence to suggest that the village has reached any particular limit in terms of infrastructure provision, local services or transport.

146. Northdown Service Station (S28) and Land Adjacent to Poppyfields (S55) lie next to each other on the edge of Charing. The sites are in an area of relatively high landscape sensitivity on the edge of the village and would be visible to an extent from the AONB opposite the A20. Development would not however appear disconnected or isolated from the existing built form of Charing. The buildings to the front of the sites and the relationship with the Poppyfields estate means that, while there would be visible encroachment into the countryside, this need not be unduly harmful to the landscape character of the area or the setting of the AONB. The policies for both sites include measures to minimise impact, though modifications are necessary to provide

clarity over building heights on S28 and expectations over the retention and provision of landscaping features in both policies.

147. The distances involved in reaching facilities in the village on foot are not necessarily prohibitive, but there is a need to improve the quality of pedestrian linkages from S55. Provision should therefore be made in the policy for the provision of new pavements. There is also some uncertainty as to whether a pedestrian link through to Poppyfields is achievable. However, this is not an essential pre-requisite for the development of the site and so this requirement should be downgraded to an aspiration. The A20 is a busy road and the development would clearly add to existing levels of traffic. However, the Highway Authority has raised no concerns over either the individual or cumulative impact of development in this location. The policies make adequate provision for new access points, though a modification is needed to make the provision of a right turn lane and emergency access explicit. **MM29** and **MM52** deal with the above matters and so ensure the policies are effective.
148. Considering the physical relationship between sites S28 and S55, a single point of vehicular would be logical. However, there is no clear evidence that two access points would be inherently unsafe. Any implications of this approach can be adequately addressed at the planning application stage and there is no justification to modify either policy on this basis.
149. Part of site S55 is within a Mineral Safeguarding Area as identified in the MWLP because of the likely presence of sub-alluvial river terrace deposits. Given the relatively small scale of the potential mineral deposit and its location adjacent to existing residential properties, there is justification to set aside the presumption to safeguard in line with MWLP Policy DM7.
150. Land South of the Arthur Baker Playing Field (S29) has an extant planning permission for 51 age related units. As the permitted scheme is for a particular type of housing, it is not necessary to seek to increase the indicative capacity figure. Criteria e) and f) require contributions for play equipment and the upgrading of the pavilion on the adjacent playing field. However, these improvements have already taken place and thus specific contributions are neither necessary nor justified. **MM30** removes these criteria and reverts to the more generic requirements for planning obligations under Policy COM2.

Chilham

151. The site on Branch Road (S56) constitutes the large garden of a detached dwelling known as Harvest House. The site is within the Kent Downs AONB and Chilham Conservation Area. This would not constitute major development in the context of the AONB and there is no reason in principle why a sensitively designed scheme should have an unacceptably harmful impact on heritage assets or the character of the AONB. However, to be effective the policy should reflect paragraph 4.50 by limiting development to two storeys. For the same reason, changes are needed to make specific reference to conserve or enhance the setting of listed buildings.
152. Branch Road is a narrow lane with limited passing places. Localised issues relating to 'rat running' are likely to remain, but traffic generated by the

allocation is unlikely to cause or exacerbate road safety issues. There is no opportunity to create a footway from the site into the village. However, the development is unlikely to generate large numbers of pedestrian movements and there is good visibility along Branch Road, particularly for drivers entering the village from the south. The speed of vehicles using the road will not be high and it is not far from the proposed access to the main part of the village. Nevertheless, modifications are required to ensure the policy reflects the most up to date advice from the Highway Authority and is effective in mitigating impacts on traffic and pedestrian safety.

153. The development would provide some additional benefits associated with the provision of parking spaces for the doctor's surgery. To be effective, additional explanation is required in the supporting text to make it clear that more than 5 spaces may be required if evidence suggests they are necessary (**MM53**).

Egerton

154. Egerton is one of the smaller and more remote villages in the Borough. However, the delivery of around 15 dwellings on New Road (S30) would round off this end of the village, bringing the edge of the built form in line with the recently built Harmers Way development opposite. To protect sensitive views of the village church, the requirement for buildings to be no more than two storeys in the supporting text should be set out in policy (**MM31**).

Hamstreet

155. There are three allocated sites within Hamstreet that would provide around 140 additional dwellings. The village has a number of sustainability credentials, not least the fact that it contains a primary school and railway station. There are also a small number of local shops and services. Development here is therefore consistent with the Council's strategy.
156. There will inevitably be an increase in traffic through the village. However, the Highway Authority has not raised any objections to the scale of growth and there is no evidence that the cumulative impact would be severe. There is also no clear evidence that demonstrates services in the village could not cope with the increase in population. Neither the Local Education Authority nor the village school has raised any objection in terms of the capacity. Directing a proportionate level of growth to this village is therefore a sound approach.
157. Land north of St Mary's Close (S31) sits on the edge of the village opposite the Academy. It is an open field which slopes gently from the existing edge of the built form up to an area of woodland. Development would clearly have an urbanising impact on the site which would result in some detriment to the character of the area. However, the site is not within a designated landscape area and, while attractive, it is not a valued landscape as defined by paragraph 109 of the NPPF. The policy recognises the environmental quality of the site and includes measures to minimise impact and protect the value of the woodland. The likely harm to the character of the village or local landscape does not render the site unsuitable for development.
158. Main modifications are however necessary to provide additional clarity over the scale of development and its impact. These relate to the extent and

nature of the "generous buffer" with the woodland and the potential effects arising from the non-residential elements of the allocation, such as significant earthworks and other paraphernalia. In addition, clarity is needed on the location of the car park and outdoor classroom and how these uses will be expected to be integrated into the site. **MM32** is therefore necessary for the policy to be effective.

159. Land at Parker Farm (S32) is allocated for around 10 dwellings. It has been carried forward from the Tenterden and Rural Sites DPD. Updated evidence suggests that earlier concerns over flooding are not as severe as first thought. As such, there is no longer any justification for requiring public open space to be delivered within flood zones (**MM33**).
160. Land at Warehorne Road (S57) is a reasonable walking distance from the core of the settlement and while the railway bridge creates something of a physical and visual barrier to the main part of the village, housing here would not be so isolated or disconnected so as to be unacceptable. Any development is likely to have some detrimental impact on the existing open and undeveloped character of the site. The policy recognises this and seeks to ensure development has proper regard to the character of the wider area but the precise wording should reflect this. Equally, it may not be possible to provide necessary sightlines without some removal of existing hedgerows.
161. The Council's suggested modification proposed two additional criteria to be added to the policy to be consistent with other parts of the Plan. This would however seem to repeat the provisions of criterion j). To be effective, **MM54** recommends the replacement of criterion j) with two new criteria. The suggested reference to the Biodiversity Opportunity Area guidelines is also removed as being unnecessarily specific. The specific nature of any mitigation can be addressed at the time of any planning application.

High Halden

162. Land at Hope House (S33) is allocated for around 35 dwellings. The site is in a suitable location and there is a reasonable likelihood that development can take place without undue harm to identified heritage and biodiversity assets. The policy requires traffic calming measures to be implemented to slow traffic to 30 mph past the site along the A28. There is no reason to assume drivers will not adhere to these restrictions. There is also no reason why needing to cross the road here to reach the pavement opposite should be seen as inherently unsafe. Nonetheless, modifications are necessary to properly reflect the Highway Authority's most up to date advice on mitigation measures to ensure effectiveness (**MM34**).
163. The Stevensons Brothers, A28 site (S58) is located between High Halden and Bethersden and is not well related to either. The addition of bus stops would provide increased scope for use of public transport, but this is unlikely to make a significant difference to the likely reliance on the car by future residents. A small number of commercial buildings front the site and the area to the rear is open fields. There are a few dwellings either side of the site, and a small estate known as 'The Martins' is located a short distance away. This group of buildings does not amount to a coherent settlement and all development here would achieve is an increase in sporadically located dwellings between villages

for which there is no provision within the NPPF. Any benefits to the vitality of nearby settlements would be minor. The allocation would not therefore be consistent with paragraph 55 of the NPPF.

164. The site would also conflict with criterion a) of Policy SP1 in terms of focussing development in accessible and sustainable locations and with the provisions about development in the rural area in the fourth paragraph of Policy SP2. In light of the housing requirement and supply, there is no justification for the delivery of housing in unsuitable and unsustainable locations such as this. The site should therefore be deleted from the Plan and consequential amendments made to housing supply numbers (**MM55**).

Hothfield

165. Land east of Coach Drive (S34) is separated from the main built form of Hothfield by a bank of protected trees. Formation of the access and the need to provide adequate sightlines would lead to the inevitable loss of a significant number of these trees. Any development here would appear visually isolated from the main part of the village and not respond to local character.

166. The likely form of any development would not address long standing social cohesion issues said to exist in Hothfield and any attempts to improve connectivity between the site and village would be likely to exacerbate harm to the protected trees. Alternative locations suggested for the main access outside the tree belt would be further from the village and only increase the sense of disconnection. A satisfactory form of development is therefore unlikely to be achieved on this site and the scale of development envisaged does not justify the harm that would be caused. The site is not therefore suitable for development and should be deleted from the Plan and consequential amendments made to housing supply numbers (**MM35**).

Mersham

167. Site S59 is an attractive site adjacent to a small residential estate. It sits within the Mersham Conservation Area and contains a number of features of note, including two prominent oak trees of high amenity value, an area of woodland and a pond. Because of this a satisfactory form of development with an indicative capacity of 15 dwellings could not obviously be achieved without resulting in harm to these assets. To be sound, expectations should be reduced in order to provide more scope for a suitable form of development. The Council's suggested modification reduces the indicative capacity to 8 units and it is not clear that a higher number could be supported. A cautious approach to capacity is therefore justified in this instance although this would not rule out higher numbers should the policy tests be met.

168. The Council's suggested modification also makes amendments relating to the provision of a footpath across the recreation ground ostensibly in lieu of open space contributions. This has not been justified and, as it would involve land outside the allocation, it is not clear whether it could be delivered. This modification is not necessary to make the Plan sound and is omitted. Otherwise, **MM56** is necessary for the allocation to be sound.

Shadoxhurst

169. Land to the Rear of Kings Head Public House (S36) is under construction for 19 dwellings. This will take up the whole of the allocated site and thus it is unlikely that any further development will be possible. **MM37** is needed to bring the indicative capacity into line with the most up to date context.

Smarden

170. Land adjacent to the Village Hall (S37) has two planning permissions. One for 25 dwellings is largely consistent with the allocation. A second outline permission for 50 dwellings was granted on appeal. This is for a larger area of land than shown in the Plan. As the principle of development has been established on the larger site, there is no justification for restricting development to the smaller site. To be sound, the policy should be amended to reflect the most up to date context (**MM38**).

Smeeth

171. Land south of Church Road (S38) would be accessed via a gap in the existing linear form of development. This is not wholly uncharacteristic of existing development within Smeeth. There would be some effect on the mature hedgerow that fronts the site but this is already broken in places for other accesses. There is a sense of transition between the open countryside and built form at this point. Impacts on local character are unlikely to be significant. The site is also reasonably well related to village facilities.

172. Visibility would be good in both directions and there is no reason in principle why an access should not be taken from Church Road. The increase in traffic from this development is unlikely to be of a scale that would materially exacerbate any existing highway safety issues at the junction of Church Road and the A20. The allocation is therefore justified. **MM39** is however necessary to remove unnecessary prescription in criterion a).

St Michaels

173. Land at Pope House Farm (S60) lies on the edge of St Michaels, which ostensibly forms part of Tenterden. This is a sustainable location with good access to services and facilities. The encroachment into the countryside would alter the appearance of the urban fringe, but could be accommodated without unacceptable harm to local character or landscape value. To ensure an effective approach to infrastructure provision, **MM57** is required to clarify how any contributions are likely to be spent. The modification is also necessary to give certainty over the expectation to provide a right turn lane into the site.

Wittersham

174. Land between Lloyds Green and Jubilee Fields (S61) is located within the High Weald AONB and abuts an area of ancient woodland. It forms part of an attractive area of open land which allows the countryside to penetrate the built form of the village. The site is therefore important in broad landscape terms and the overall character of the village. Even with the proposed buffer in place, the allocation represents an incursion into the countryside that would

materially detract from the landscape quality of the AONB, contrary to national policy. The allocation is therefore unsound on this basis.

175. The proposed access from Lloyds Green would have to cross a pond, which has the potential to contain Great Crested Newts. To fully understand the implications of this, further survey work is required. In allocating a site there should be reasonable certainty over potential impacts on protected species and that suitable mitigation is deliverable. This level of comfort does not exist and serious doubts remain over whether that development would be possible without conflict with paragraph 118 of the NPPF.
176. The provision of an access from Jubilee Fields also raises significant concerns over impact on character, open space and other nearby biodiversity assets that have not been fully addressed. The allocation of this site is therefore unsound and it should be removed from the Plan along with consequential changes made to housing numbers (**MM58**).

Woodchurch

177. Land on Front Road (S40) was previously allocated for 10 dwellings in the Tenterden and Rural Sites DPD. The only changes in context since then is that the site is now located outside the Conservation Area and there have been two appeal decisions where the scale of development has been found to be unacceptable. The principle of development here is, however, sound.
178. The gap the site creates allows some views of the countryside beyond the village. However, the existing allocation suggests such views are not critical to the character of the local area or setting of the Conservation Area. There is no overriding reason why development should not be able to integrate into the existing built form of the village or have an acceptable impact on the setting of the Conservation Area. The policy provides guidance on how this might best be achieved in terms of building height and layout. A modification is however necessary to ensure the requirement for the provision of views is effective and consistent with the requirement to provide soft landscaping (**MM40**).

Exclusive Homes

179. Mulberry Hill (S41) and Beechwood Farm (S42) seek to promote a small number of high quality 'exclusive' homes. Such housing could legitimately come forward as windfalls, including development of exceptional or innovative quality in the open countryside. However, the Council wish to be proactive in identifying sites where such development would be actively encouraged.
180. Site 41 is located outside Old Wives Lees, and is within the Kent Downs AONB. Although not isolated in the context of paragraph 55 of the NPPF, it would nevertheless not be in a location normally considered suitable for housing in terms of Policy HOU5 (as modified). However, the small scale of development proposed and the specific purpose of the allocation to provide a particular type of housing justifies a minor exception to the strategy. The site is located on a lane with other dwellings and thus development would not appear conspicuous. The policy uses the same wording for design as Policy HOU5 and paragraph 55 of the NPPF but this relates to development that is isolated. Using this wording would also fail to reflect any site specific issues or

characteristics of the site. **MM41** is therefore necessary to provide a more bespoke, effective and justified approach to design.

181. Site 42 sits on the edge of St Michaels and is therefore in a sustainable location within walking distance of a number of facilities. The policy uses the wording contained in paragraph 55 of the NPPF and Policy HOU5 in terms of design. This sets a far higher bar for development than would normally be expected for development in this location and is thus not justified. However, there is no reason why in promoting a particular type of development on this site the Council should not be seeking a particularly high quality of design. The policy should be amended to reflect this. The inset map should also identify the likely point of access in order for the policy to be effective (**MM42**).

Issue 10 - Are the topic and other policies for housing; employment; retail, leisure and tourism; transport; the natural and built environment and community facilities justified, deliverable and consistent with national policy? Will they be effective?

Housing

182. In promoting high quality design, Policy SP6 would make adequate provision for inclusive design and accessible environments in accordance with the NPPF. Other policies in the ALP also address this matter in relation to internal space standards, appropriate storage areas and useable private outdoor spaces.
183. Policy SP7 is concerned with the separation of settlements. It is specifically intended to protect the character and identity of individual settlements as Ashford town grows outwards. In so doing it will contribute to the environmental dimension of sustainable development. Assessments of whether coalescence, merging or the erosion of a significant gap would occur could be done on a case-by-case basis. Devising more prescriptive criteria would be next to impossible given the range of circumstances likely to be encountered in individual proposals. Like many policies, judgement will be required to determine whether the wording of the policy has been breached but there is no reason to suppose that its aims will not be achieved.
184. Policies HOU3a and HOU5 deal with residential windfall development within, adjoining or close to listed settlements in the Borough. They respond to paragraph 55 of the NPPF which seeks to enhance or maintain the vitality of rural communities and notes that development in one village may support services in a village nearby. Moreover the ALP anticipates that 1,000 dwellings in total will come forward through unidentified projected future windfalls and the policies will ensure that past trends are continued into the future.
185. Twenty-two settlements have been added to those in the existing development plan but the basis for this is not clear. Moreover, it is not obvious that the expectations of both policies could be met for all the settlements listed. In particular, some places are small and dispersed. Therefore opportunities for residential development or infilling do not exist within their built-up confines as required by Policy HOU3a. Furthermore, some of these settlements as well as others are without any significant services or

transport facilities. Consequently the criteria for development adjoining or close to them in Policy HOU5 are unlikely to be able to be complied with.

186. It follows that these policies are not justified and will not be effective. This is because they are permissive but in some cases the relevant criteria and provisions would be impossible or highly unlikely to be achieved.
187. In response to our post hearings advice (ID/10) the Council has undertaken an assessment of settlements (ABC/PS/23). As part of this consideration has been given to the existing range of services, the proximity to larger settlements, any national landscape constraints and the potential for infilling and/or edge of settlement sites. Some of the findings about the suitability of certain places including Aldington, Brook, Hamstreet, Hastingleigh, Pluckley Station, Rolvenden, Ruckinge, Shadoxhurst and Wittersham are questioned. This is not an exact science so that some discrepancies may be apparent although the Council appears to give great weight to closeness to the urban area of Ashford. Exercising its judgement in this way is reasonable and there is nothing fundamentally flawed about the analysis.
188. The upshot is that 6 small settlements have been removed from the list under Policy HOU3a which allows for residential development and infilling within settlements. In addition, 24 settlements are now listed under Policy HOU5 where development adjoining or close to the existing built up confines will also generally be acceptable. What is meant by "close to" or the scale of development is not defined but this will vary and the policy framework will allow decision makers to determine what should and should not be permitted.
189. However, the detailed provisions of Policy HOU5 also need to be strengthened in order to give greater detail about what is meant by "proportionate" and "commensurate" development thereby ensuring that cumulative effects are taken into account. To do this the policy should refer to the size of the settlement, the type and quality of day-to-day services available and the input of service providers. Other detailed changes are required to make both policies effective.
190. In considering development within and on the periphery of villages neighbourhood plans may still have a role in setting detailed boundaries and defining the policy terminology in a local context. Policy HOU5 would also apply to Ashford which might imply that quite large scale developments will be accepted but other policies in the ALP including Policy SP7 will address any adverse spatial implications of outward expansion. In any event the criteria within Policy HOU5 are quite demanding so that it does not provide 'carte blanche' for every proposal close to a listed settlement. This means that some schemes will fail it but exception sites are only required to comply with the lesser tests in Policy HOU2. Therefore the policy approach should not prevent all local needs schemes from coming forward.
191. The policies are not sound and **MM60** and **MM61** are recommended to address the deficiencies identified
192. Policies HOU7, HOU8, HOU9 and HOU10 all use different language when referring to the effect of development on the character and appearance of an area and neighbouring uses. This inconsistency could lead some to assume

that the Council's approach differs for the different types of development involved. This is not the case and thus the policies should be modified in the interests of effectiveness. The recommended main modifications that achieve this are identified for each individual policy below.

193. Policy HOU7 sets out the Council's approach to replacement dwellings in the countryside. The policy implies that planning obligations will be used in all cases. However, this would conflict with national policy and so modifications are needed to clarify the role and scope of the use of planning obligations and conditions (**MM63**).
194. Policy HOU8 deals with residential extensions. There are specific issues set out in paragraphs 5.79 relating to the effect on AONBs, conservation areas and how the existing standard of accommodation will be considered in any planning application. For the Plan to be effective, these provisions should be reflected in the policy (**MM64**).
195. Although only expressed in the supporting text, the requirement for standalone residential annexes to demonstrate need in Policy HOU9 is not justified. If a development is able to meet the relevant criteria then need would not be a relevant factor. Should there be conflict with these criteria then other material considerations, including the personal circumstances of an applicant, will be taken into account in the normal way. This requirement is not therefore justified and should be deleted. Furthermore, for the policy to be effective the requirements relating to heritage assets in paragraph 5.83 should be included in policy (**MM65**).
196. Paragraph 53 of the NPPF provides scope for local authorities to set out policies which resist inappropriate development of domestic gardens. It is clear that gardens contribute positively to the character of some settlements and thus a specific policy is justified. Policy HOU10 sets out the Council's approach to this issue. There is a significant degree of overlap between this policy and HOU3a and HOU5, particularly with regard to impacts on local character and amenity. **MM66** is therefore necessary to rationalise this duplication and insert an appropriate cross-reference for clarity and effectiveness. This will result in a policy with a much clearer focus on matters specific to gardens. The Plan should be read as a whole, and other policies will continue to consider issues of residential amenity. Setting benchmarks for what is considered significant harm would not be realistic and the language used in the policy is generally understood.
197. Policy HOU12 sets out the Council's intention to adopt the Government's optional Nationally Described Space Standards (NDSS). The PPG (ID: 56-020-20150237) states that where LPAs seek to require such standards, they should justify them in terms of need and viability. The Council has applied minimum space standards since 2011 with a high degree of success. This demonstrates the market is able to deliver housing of the scale required. The Council's viability assessment also factored in that dwellings would be built to the NDSS standards. There is nothing to suggest that the policy would impede delivery. In terms of need, there is evidence which shows that where the Council has not been able to apply standards, the scale of development coming forward has been well below the NDSS. Therefore it appears that the market would not necessarily provide housing of suitable scale without the policy in place.

As such, the policy is required to provide a good standard of amenity for future occupants. Policy HOU12 is therefore justified and effective.

198. Policy HOU14 signals the Council's intent to adopt optional standards M4(2) and M4(3) of part M of the Building Regulations. There is clear evidence of an ageing population in the Borough and an increase in those with long term health problems or disabilities. However, this does not justify a policy requiring the optional standard for all dwellings. A generalised assertion that the policy would future proof the housing stock is also not sufficient to demonstrate a need as required by the PPG. Furthermore, the Viability Study (SD09) only considered the effect of 20% of housing meeting the optional standard. While this did not suggest the requirement was unviable, no test of the 100% requirement was undertaken. The policy is not therefore justified by the evidence and is unsound. **MM67** is necessary to reduce the requirement to 20% of new homes, which better reflects the demographic and viability evidence produced.
199. With regard to M4(3) there is evidence of a general need for wheelchair adaptable dwellings. The policy limits any requirement to a cap of 7.5% within the affordable element of any development. This is a sensible, pragmatic approach. The viability of this has been tested satisfactorily. The approach is therefore justified and sound.
200. Policy HOU15 is too prescriptive and inflexible in its approach to private external open space provision. It would not be effective in achieving the Council's objectives of ensuring a good standard of design, layout and living environment. The supporting text alludes to the 10 metre minimum distance being a "starting point" or "rule of thumb", but this is not reflected in the policy. To be effective, this should clearly set out all of the factors that will be taken into account in assessing whether sufficient private external space is being provided and the status of any standards that are included. It should also be made clear that the policy would apply to any proposals which result in the loss of private garden space. This will ensure consistency with Policy HOU10 and **MM68** is recommended to achieve all of this.
201. Policy HOU18 seeks to ensure a variety of house types and sizes are delivered. The policy expects the mix to be decided on a case by case basis having regard to a range of factors as identified in the supporting text. This provides a flexible approach which can take proper account of local context and the most up to date evidence. Needs are likely to differ across the Borough and though the Strategic Housing Market Assessment (SD13) is a useful starting point, relying on this for all development would be too prescriptive. This approach is therefore justified and consistent with the requirements of national policy. **MM71** is however necessary to provide clarity on the operation of the policy, particularly in terms of any exceptional circumstances that might apply.

Employment

202. Policy EMP1 sets out the broad principles for considering windfall employment development in main towns and all rural settlements. What constitutes a rural settlement is not defined and thus could refer to any size of settlement within the Borough, including very small and dispersed locations, many of which are without significant services or transport facilities. This approach could lead to

an unsustainable pattern of development. A modification is therefore needed to narrow the scope of the policy to the larger and more sustainable locations listed in policies HOU3a and HOU5 (**MM72**).

203. Policy EMP2 sets out the criteria against which the Council will consider the loss of existing employment land and premises. Where redevelopment is proposed, the policy expects applicants to demonstrate that any appropriate type of alternative employment use is not viable during the plan period. This is an unduly onerous requirement that would be difficult to achieve in many circumstances and should be removed. However, there is no reason why sites should not be marketed for alternative commercial uses to help demonstrate there is no reasonable prospect of the site or premises remaining in some form of employment use. Modifications are also necessary to remove the unjustified inconsistency between urban and rural areas in terms of the length of time that would constitute a "substantial" period for marketing. A period of 6 months for both areas is justified. There is also no reason why the first bullet point relating to the Ashford urban area should also not apply to Tenterden and the HOU3a villages (**MM73**).
204. Policy EMP2 does not apply to ALP allocations or areas outside defined villages. The requirements are for indicative land areas within mixed use development and thus are not prescriptive over employment floorspace provision. It is not unreasonable for the Council to expect development to be consistent with allocations in the short to medium term. The Plan must be reviewed within 5 years and if allocations are unlikely to deliver the requisite employment land then action can be taken at that point. Should material considerations indicate an earlier need to divert from the allocation, then the Council would also be able to assess this at the time of any application. There is no need to provide a mechanism for the release of sites allocated for new employment. Policy EMP2 is not contrary to paragraph 22 of the NPPF on this basis.
205. Similarly, there is no requirement in national policy for the Council to protect employment uses outside defined villages. While these locations make up a significant proportion of employment land in the Borough, they are often in unsustainable locations. Policy EMP2 is therefore sound.
206. Policy EMP6 requires all development to enable fibre to the premises (FTTP). The principle of supporting advanced and high quality communications infrastructure is consistent with paragraph 42 of the NPPF. There is also no evidence to suggest that such a requirement would harm viability. However, the policy is unclear as to what the policy means in practice and how developers will be expected to meet its requirements. Moreover, the reference to reasonably sized employment proposals is too vague. The lack of clarity renders the policy unclear and ineffective. The policy is therefore unsound.
207. **MM74** is recommended to replace the policy and revise the supporting text which clarifies its intent and expectations for developers. In particular this explains that it is not expected that developers will implement FTTP themselves, but rather ensure that development facilitates FTTP where possible. It also sets out the thresholds on employment uses more explicitly while providing scope for flexibility. The revised supporting text also commits the Council to the preparation of a Supplementary Planning Document (SPD) on this issue which will be beneficial in the longer term.

Retail

208. Policies EMP7 and EMP8 deal with development within the defined shopping areas of Ashford and Tenterden. Both policies have an unduly flexible approach whereby any use within the 'A' Use Class would be permitted in primary frontages of Ashford, and any town centre use would be acceptable in the primary frontage of Tenterden and secondary frontage of Ashford. The challenges facing high streets are well known. However, the policies provide no effective mechanism to consider the individual or cumulative effects of different uses. Such an approach could lead to unintended consequences for the vitality and viability of both centres, contrary to paragraph 23 of the NPPF. Modifications are therefore required to identify the range of factors that will be considered when assessing the impact of non-retail development within each centre. Such changes need not reduce flexibility.
209. The primary shopping area (PSA) plan for Ashford includes an area described as an extension to primary shopping area, but this is not referred to in policies EMP7 or EMP9. Given its function this area should be included to produce a logical boundary and so the PSA should be amended to include it. Overall the recommended main modifications to these policies will therefore ensure consistency with national policy and effectiveness (**MM75, MM76**).
210. A secondary shopping frontage has not been identified for Tenterden, but this is justified by the tightly defined nature of the shopping area and lack of a clear distinction between different parts of the centre.
211. Policy EMP9 sets out the Council's approach to considering development outside centres. The PSAs in Ashford and Tenterden are the preferred locations for retail development. For other main town centre uses, the town centres are the preferred location. There is a clear distinction between what is considered edge of centre for retail and other main town centre uses in the NPPF and the Council's broad approach is consistent with this. The terminology used in relation to the sequential test is however vague and/or does not accord with paragraphs 24 and 26 of the NPPF. Modifications are therefore necessary to provide consistency with national policy.
212. Policy EMP9 also requires an impact assessment for any retail development over 500 sq m. This is significantly lower than the default of 2,500 sq m in the NPPF, but is more reflective of the scale of retail proposals that have been submitted to the Council in recent years and the changing nature of the retail market. As stores of this size are more likely to be of the scale of shops in Ashford and Tenterden they also have the potential to cause harm to the vitality of these centres. The threshold for retail is therefore proportionate and justified. The same 500 sq m threshold is used for office and leisure uses. No specific evidence has been provided for this and thus there is no justification for departing from the default threshold. **MM77** removes this unjustified requirement from the policy and addresses the terminology issues identified above.

Transport

213. Strategic transport schemes including Junction 10A and the Pound Lane Link Road, if required, are supported by Policy TRA1. The evidence is that these

will be delivered in timely fashion so as to facilitate growth and environmental benefits.

214. Policy TRA2 is not clear about how the Council will prioritise the delivery of car parks, how developers will be expected to contribute to their delivery or how a proposal would be seen to prejudice provision to the extent that permission would be refused. As a result, the policy is ineffective and unsound. **MM78** is necessary to clarify the Council's intent and the operation of the policy and to remedy the above defects.
215. Policies TRA3a and TRA3b set out minimum parking standards for residential and some forms of non-residential development. Paragraph 5.260 states that the Residential Parking and Design Guidance SPD will be superseded for all standards other than visitor parking provision. There seems no logical reason to leave this single element of the SPD in place and thus to be effective the entire SPD should be transferred into the policy. The policy is also unclear in its approach to considering departures from the minimum standards. It implies that it is only the Council who might instigate a reduction in parking which would clearly not always be the case. Criterion a) is not relevant to the ALP and, as standards are minima, there should be no general concern over proposals for higher levels of parking. **MM79** is recommended to address these issues in the interests of clarity and effectiveness.
216. Whilst promoting use of public transport is consistent with the NPPF, Policy TRA4 does not provide the decision maker with any indication of how they should react to a development proposal. **MM80** is therefore necessary to make the policy relevant to development and consistent with both national policy and Policy TRA8.
217. Policy TRA7 addresses traffic impacts. The scope and intent of the policy is broadly consistent with paragraph 32 of the NPPF. However, its application to only the primary and secondary road network would implicitly accept risks elsewhere. In the interests of effectiveness this reference should therefore be removed so all parts of the network are covered equally. The policy is also unclear about its relationship with Policy TRA8 and this omission should be rectified by reinforcing the need to assess and mitigate impacts from all trips. The supporting text fails to fully explain the concerns over impacts on rural roads. To be effective, further explanation should be provided (**MM81**).

Natural Environment

218. Policy ENV1 is broadly consistent with national policy and provides an effective framework for addressing biodiversity issues. However, the policy implies that financial contributions may be acceptable in lieu of mitigation. This is contrary to national policy on the use of planning obligations. A modification is necessary to make it clear that financial contributions will be accepted only where mitigation is achievable (**MM82**).
219. The concept, purpose and identification of Green Corridors within the Ashford area is sound. However, Policy ENV2 does not provide a clear approach to development within or adjoining them. In particular, it is not always clear what land uses are being referred to and there is an inconsistent and unjustified approach to the consideration of harm. Modifications are therefore necessary to ensure the operation of the policy is clear and effective (**MM83**).

220. There is no requirement in national policy for Green Corridors to be identified and thus the Council's approach of not extending them beyond the Ashford area to the villages is sound. Moreover, there are other policies in the Plan, including Policy SP7, which seek to ensure settlements do not coalesce and which serve to protect the character of the rural settlements and the intrinsic beauty of the countryside.
221. Policy ENV3a addresses general landscape protection issues. The purpose and intent of the policy is sound. Criterion i) does not sit well in the list of factors to which the Council will have regard. To be effective, this should stand alone as a general requirement of the policy (**MM84**).
222. Policy ENV3b is broadly consistent with paragraphs 115 and 116 of the NPPF. The first paragraph does not, however, properly reflect the Council's duty with regard to AONB. The policy also implies that major development would not be subject to the four criteria in the second paragraph. This would not provide an effective mechanism for dealing with development in the AONB or its setting. In considering individual applications, it may not always be feasible to enhance the AONB and so requiring this in all instances is not justified. Relevant AONB management plans also do not form part of the development plan and thus it is not justified to expect development to conform to them. Modifications are therefore necessary to remove unjustifiable elements and provide consistency with national policy (**MM85**).
223. Parts of Ashford have been identified as having the darkest skies in the region. Policy ENV4 seeks to help achieve the Council's objective of ensuring that development does not lead to excessive light pollution. This is consistent with paragraph 125 of the NPPF. The policy requires compliance with the Dark Skies SPD (2014). In the light of the 2012 Regulations concerning the content of SPD, key elements of it should be brought into the policy and supporting text (**MM86**). This is necessary for the policy to be effective.
224. Policy ENV5 sets out the Council's approach to important rural features not covered by other policies. The list is not exhaustive and there may be others that are considered important locally that are deserving of similar protection. The narrow scope of the policy is nevertheless not justified and would limit its effectiveness. A modification is necessary to enable other features to be considered on a case-by-case basis. This would better reflect the character of the Borough (**MM87**).
225. Policy ENV6 sets out the approach to flood risk. The intent of the policy is consistent with the NPPF. However, the relationship between the list of criteria in a) to f) and the operation of the sequential and exception tests is unclear. Criterion a) also duplicates the provision of the sequential test and is unnecessary and confusing. Modifications are therefore necessary to ensure the operation of the policy is clear, effective and consistent with the requirements of the NPPF (**MM88**).
226. The Written Ministerial Statement (WMS) of 25 March 2015 establishes that optional water efficiency standards should only be required if they address a clearly evidenced need and where their impact on viability has been considered. There is substantial evidence within the Water Cycle Study (NBD/05) to support a case for there being a need for the optional standards.

Ashford is within an area of serious water stress. Policy ENV7 therefore contributes to a wider strategy to reduce demand for water use. The Viability Assessment (SD09) includes a cost of £9 per dwelling to achieve this standard. There is nothing to suggest that this is not a reasonable or robust figure and thus there is no reason to assume the policy would have an unacceptable impact on viability. The policy is therefore sound.

227. Policy ENV8 seeks to ensure there is sufficient water capacity to serve new development and that it does not have an unacceptable impact on water quantity or quality. The policy only acts as a mechanism to ensure major development does not proceed in advance of any necessary infrastructure being in place. This adds no particular burden on the developer, but ensures development is phased appropriately and it is therefore justified.
228. There are a number of allocated sites which sit within groundwater protection zones. The ALP does not provide adequate guidance to decision makers or applicants as to the implications of this. To this end, main modifications to the policy are necessary to ensure the Plan is effective. It may not always be possible or desirable for development to provide a connection to the main sewerage system at the nearest point of adequate capacity. As a result, the policy may unjustifiably restrict otherwise acceptable development in rural areas. Modifications are needed to remove this restriction (**MM89**).
229. Policy ENV9 relates to sustainable drainage systems (SuDs). Paragraph 5.358 contains detailed requirements that should be set out within policy for it to be effective. A modification is also necessary to remove reference to being compliant with the adopted Sustainable Drainage SPD. There is no justification for requiring contributions for strategic forms of SuDs and it should be made clear that SPD is something to have regard to only (**MM90**).
230. Policy ENV10 supports proposals for renewable energy where they do not have significant adverse impacts. Paragraph 97 of the NPPF suggests that Councils should give consideration to identifying suitable areas for renewable and low carbon energy sources. Owing to the sensitive landscape nature of large parts of the Borough, the Council has chosen not to do this. This is a justifiable approach. However, the supporting text does not properly reflect current national guidance on windfarms and this should be brought up to date in the interests of clarity.
231. There should be no need to demonstrate the sustainability benefits of any proposal if the policy's criteria are met and so a further assessment is not justified. Modifications to remove this requirement are necessary (**MM91**).
232. Policy ENV13 does not properly reflect national policy in distinguishing between substantial harm and less than substantial harm to designated heritage assets. Changes should be made to include this differentiation. However, it is not necessary to repeat the NPPF in full. **MM92** will ensure consistency with national policy and is therefore recommended. There is nothing in the policy which suggests the Council considers designated and non-designated assets to have the same status. In the planning balance, it is legitimate for the Council to consider any public benefits of proposals affecting both designated and non-designated assets.

233. Policy ENV14 addresses how development affecting Conservation Areas and their setting will be considered. The intent of the policy is sound. There are however elements which are unclear, or use vague and imprecise terminology. To be effective, modifications are required to remedy this (**MM93**).
234. Policy ENV15 suggests that any development which would adversely affect Scheduled Monuments and other important archaeological sites will not be permitted. However, this is inconsistent with the approach set out in the NPPF for considering harm to heritage assets and the specific requirements of Policy ENV13 to which this policy is intrinsically linked. **MM94** is necessary to ensure a consistent approach within the ALP and with national policy.
235. The modified policies of the ALP will provide a sound framework for addressing impacts on local landscape and biodiversity assets. There is no single policy relating to the protection of landscape character. However, the Plan must be read as a whole and it is not unsound to have different policies addressing different aspects of development. The ALP addresses the issue of cumulative impacts where it can reasonably justify doing so in an effective manner. There is no justification to recommend a new policy which simply repeats others.

Community Facilities

236. Policy COM1 establishes how the Council will use planning obligations and CIL to secure infrastructure and facilities. A modification to the third paragraph is necessary to reflect that there is currently no CIL and cross-reference Policies IMP1 and IMP2. This will ensure factual accuracy and internal consistency. The intent of the final paragraph is to ensure developers do not avoid making contributions by splitting larger sites into smaller plots. Whilst this is a justifiable approach, the way it is expressed is confusing. **MM95** is therefore necessary to provide a clear and effective policy.
237. The purpose and intent of Policy COM2 is justified and consistent with national policy. There are elements however which undermine its effectiveness including being clear over the scope of the policy, how it refers to SPD and other extraneous documents, its relationship with other policies and how it relates to the Council's own objectives over the scale and distribution of open space. As such, **MM96** is necessary to deliver an effective policy and approach to open space provision.

Issue 11 - Does the Local Plan have clear and effective mechanisms for implementation, delivery, monitoring and future review?

238. Policy IMP1 implies that all development will be subject to planning obligations. This is not justified or consistent with paragraph 204 of the NPPF. Similarly, it makes no reference to situations where viability might stall development. **MM97** is required to provide consistency with national policy.
239. Policy IMP2 expands on Policy IMP1 by explaining how the Council will have regard to the potential for deferred payments on planning obligations in situations where viability is in doubt. The risk with this approach is that mitigation required may not be provided at all. However, it is a justified and appropriate way of ensuring that necessary development takes place. **MM98** is necessary to ensure consistency with Policy IMP1 and to provide clarity on the implementation of the policy.

240. Policy IMP3 on planning enforcement does not provide any indication as to how a decision maker should react to a development proposal and thus is inconsistent with paragraph 154 of the NPPF. To achieve soundness, this policy should be removed (**MM99**).
241. Appendix 6 sets out the monitoring framework for the ALP that will be kept under review to ensure that it remains effective. **MM101** is required to fill a gap in the framework relating to AONB and to address the lack of specified targets in relation to sustainable transport. With these changes in place, the ALP will provide sufficient clarity over the arrangements for managing and monitoring its implementation.
242. Paragraph 2.26 commits the Council to adopting a review by 2025. However, Regulation 10A now requires that this should be undertaken within 5 years of the adoption of the ALP. This should be clarified and reference also made to the intended progress of a revised plan (**MM2**). On adoption the remaining plan period would be less than the 15 years referred to in paragraph 157 of the NPPF. However, this is not a requirement and there is no clear evidence that circumstances will change to the extent that the ALP should be reviewed any sooner.

Public Sector Equality Duty

243. In undertaking the examination we have had due regard to the equality impacts of the ALP in accordance with the Public Sector Equality Duty, contained in section 149 of the Equality Act 2010. This, amongst other things, sets out the need to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not.
244. There are policies in the ALP that concern specialist housing (which would include the elderly), gypsies and travellers and accessible environments that should directly benefit those with protected characteristics. In this way the disadvantages that they suffer would be minimised and their needs met in so far as they are different to those without a relevant protected characteristic. There is also no compelling evidence that the ALP as a whole would bear disproportionately or negatively on them or others in this category.

Assessment of Legal Compliance

245. Our examination of the legal compliance of the Plan is summarised below.
246. The ALP has been prepared in accordance with the Council's LDS of May 2017 (GBD16) which was updated in March 2018 (GBD23). As indicated previously, consultation on the ALP and the MMs was carried out in compliance with the Council's SCI. Furthermore, as explained at paragraphs 12-20, SA has been carried out and is adequate.
247. The Habitats Regulations Assessment (HRA) of December 2017 (SD11) concludes that the Local Plan would not lead to a likely significant effect on European sites on the basis that its policies contain suitable protective measures. Natural England (ED/09) concurs with the findings of the HRA in relation to the Wye and Crundale Downs Special Area of Conservation and the

Dungeness, Romney March and Rye Bay Ramsar site. As separate mitigation is not required to achieve this then an appropriate assessment is not required.

248. The ALP includes policies designed to secure that the development and use of land in the Council's area contribute to the mitigation of, and adaptation to, climate change. These relate to, amongst other things, biodiversity, water efficiency, sustainable drainage, renewable and low carbon energy and sustainable design and construction.

249. The ALP complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

Overall Conclusion and Recommendation

250. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that we recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

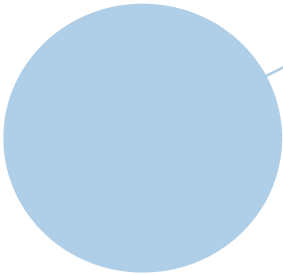
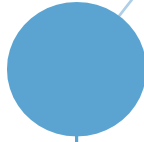
251. The Council has requested that we recommend MMs to make the Plan sound and capable of adoption. We conclude that, with the recommended main modifications set out in the Appendix, the Ashford Local Plan 2030 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

David Smith

Steven Lee

INSPECTORS

This report is accompanied by an Appendix containing the Main Modifications.



ASHFORD
BOROUGH COUNCIL

Five Year Housing Land Supply Update July 2021
2021-2026

Five Year Housing Land Supply Position Statement 2021 - 2026

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1. Introduction and summary

- 1.1 This document provides the annual update to the five-year housing land supply for Ashford Borough, as of **31st July 2021**.
- 1.2 It sets out the calculations and assumptions for housing requirements and the approach taken in calculating the housing land supply. It provides a breakdown of sites contributing to the supply and the evidence required to demonstrate the sites are deliverable.
- 1.3 The report is set out in accordance with the requirements for Annual Position Statements, although it has not been submitted to the Planning Inspectorate for confirmation.
- 1.4 The housing land supply calculations are based upon the monitoring year 1st April 2020 – 31st March 2021 and includes site updates up to July 2021. This land supply update therefore covers the period **July 2021 to June 2026**.
- 1.5 The update shows that the Council is able to demonstrate a housing land supply position of **4.54 years**.
- 1.6 This figure includes the 5% buffer requirements on top of the requirement, as stipulated by Government. In total, the 4.54 position equates to a deficit of 664 dwellings to that needed to achieve 5.0 years, over the next five year period.

2. National Policy and Guidance

- 2.1 This update follows requirements and guidance set out in the National Planning Policy Framework (NPPF) 2021 and National Planning Policy Guidance (PPG), the requirements of which are summarised below.
- 2.2 Para 73 of the NPPF requires local planning authorities to annually identify and update, as a minimum, a five year supply of housing at specific deliverable sites, which meet the housing requirements set out in the adopted strategic policies. A suitable buffer for the housing supply must also be demonstrated, this being either:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the LPA wishes to demonstrate a five year supply of deliverable sites through an annual position statement; or
 - c) 20% where there has been significant under delivery of housing over the previous three years (where delivery below 85% of the housing requirement - Housing Delivery Test)
- 2.3 The NPPF defines “deliverable” as:

‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

 - a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that dwellings will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of dwellings or sites have long term phasing plans).*
 - b) *Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is*

identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'

2.4 **The land supply calculations in this report specifically list the sites which fall under a) and b) separately for ease of reference.** For sites with detailed planning permission, details of numbers of dwellings under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build rates

- For small sites, details of their current planning status and record of completions and dwellings under construction by site
- For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission
- Permissions granted for windfall (not allocated) development by year and how this compares with the windfall allowance
- Details of demolitions and planned demolitions which will have an impact on net completions
- Total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)
- The 5 year housing land supply calculation clearly indicating buffers and shortfalls and the number of years of supply

2.5 PPG (Ref ID 68-007-20190722) identifies the evidence which is required to demonstrate that sites which fall within part b) of the definition set out above, and could include the following:

- Current planning status – for example, on larger sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval or reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

3. Methodology

- 3.1 The following sets out the methodology used for updating the five year housing land supply position set out in this report.

Annual monitoring and site surveys

- 3.2 The Council keep a record of all extant planning permissions for housing development, and carry out an annual survey of sites, usually in early April. This is to record progress on sites, including establishing the number of dwelling completions which have taken place during the previous monitoring year, and the number of dwellings which are under construction and not started on each site.
- 3.3 This report will form part of the Authority Monitoring Report (AMR), produced annually (usually December), which sets out the results of the survey and performance against the housing policies and indicators in the adopted Plan.

Five Year Requirement

Annual Requirement

- 3.4 The calculation for the five year housing requirement is based upon the housing requirement for the Borough established by the Ashford Local Plan 2030 adopted in February 2019. This gave a total 16,872 dwelling figure for plan period of 2011 to 2030, which leads to an annual requirement of 888 dwellings per year.

Shortfall

- 3.5 The Local Plan 2030 identifies a housing shortfall of 2462 dwellings between 2011 and 2018. To rectify, and claw back, this housing shortfall a seven year timeframe was established in the Plan (between 2018 and 2025).
- 3.6 As of July 2021, this housing shortfall figure stands at **2412 dwellings**. This has been derived from the:
- 2462 dwelling shortfall between 2011 and 2018,
 - 8 dwelling shortfall from 2018/2019,
 - 142 dwelling shortfall from 2019/2020
 - Subtracting the “over-delivery” of 200 dwellings in 2020/2021¹
- 3.7 This equates to an average additional ‘requirement’ of 483 dwellings per year, over the next five years, in order to maintain at least a five year housing land supply figure for the borough.

Buffer

- 3.8 The requirement for a buffer to be provided on the five year requirement is set out at paragraph 73 of the NPPF, and is based upon the Council’s Housing Delivery Test results. As the Council’s HDT 2020 stands at 90% (and not below 85%), a 5% buffer should therefore be applied.

¹ As set out in Housing Delivery & Land Supply PPG Paragraph: 032 Reference ID: 68-032-20190722

- 3.9 As per Government guidance, the five year housing supply figure stipulated in this paper is based on the most recent HDT (2020). When a revised HDT is produced by Government in 2021, it may trigger a need to review this calculation. It should be noted that according to Council calculations, the authority is on course to achieve a HDT figure of over 100% for the years 2018/19 - 2020/21 and as such, the lower 5% buffer is likely to remain for next year (rather than the increased 20% penalty if below 85%).

Housing Land Supply Sites

- 3.10 The housing land supply is made up from housing sites from a variety of sources including the following:
- Sites with full planning permission – These can be sites which were previously or are currently allocated, or ‘windfall’ (not allocated) sites. The sites are at various stages of development with some being under construction and others not started.
 - Sites with outline planning permission – these are sites which were previously or are currently allocated, or windfall sites. The sites are at various stages of the planning process with some subject to reserved matters applications.
 - Sites that are allocated in the adopted Local Plan 2030, Wye Neighbourhood Plan, Pluckley Neighbourhood Plan and Rolvenden Neighbourhood Plan, but where no planning permission has been granted.
 - Draft site allocations from emerging Neighbourhood Plans (Charing and Egerton).
 - Expected (known and unknown) windfalls that do not yet have planning permission.
- 3.11 Housing sites include both private and affordable housing, as well as other forms of housing such as sheltered housing or extra care housing. In addition, the housing supply contains contributions from communal housing, in particular C2 uses. Where this is the case, we have used the following calculation as set out in the Housing Delivery Test Measurement Rule Book to calculate the expected contribution. Individual calculations are set out in the site details in the appendices.

$$\frac{\text{Net increase in bedrooms in other communal accommodation in local authority}}{\text{Average number of adults in households in England (1.8)}}$$

- 3.12 There are no current proposals for student housing which form part of Ashford’s land supply.

Determining the deliverable supply

- 3.13 An assessment of the deliverable supply has been made on a site by site basis following the definition of deliverable set out in the NPPF. The sites fall within the following categories, requiring differing levels of assessment and evidence.

Sites falling within part a) of the definition of 'deliverable'

- 3.14 These sites include:
- Allocated/previously allocated sites with full planning permission (under construction and not started)
 - Major windfall sites with full planning permission (under construction and not started)
 - Minor windfall sites (outline or full planning permission; under construction and not started)
- 3.15 These sites are considered to be deliverable in principle, and there is no evidence that sites will not come forward for reasons of site viability or market demand. These already permitted sites are not subject to the Stodmarsh Mitigation Issue (see below).
- 3.16 Where sites have longer term phasing plans the assessment of future phasing has been done on a site by site basis taking into account a range of factors including planning status, constraints and infrastructure requirements, size of site, previous completion rates, number of house builders and phasing plans. For sites currently under construction, delivery assumptions have been based upon rates of past delivery and an assessment of the number of dwellings which were under construction at the end of the last monitoring year (which, for this year's calculation was undertaken up to July 2021). This has also been evidenced by correspondence with developers/site owners in some instances.
- 3.17 There are extant planning permissions for a total of 919 dwellings on windfall sites, as of 31 July 2021. The permissions are listed in Appendix 1 Tables A6 and A8. These are counted within the deliverable supply under part a) of the definition.
- 3.18 Table A6 lists the major windfall sites with planning permission and the extant permission data is up to date as of 31 July 2021. The list includes permissions granted (Full and Outline) up until 31 July 2021, and no major windfall permissions have expired since 1 April 2020
- 3.19 Table A8 lists the minor windfall permissions and is up to date, as of 31 March 2021. No minor sites granted planning permission since 1 April 2021 are included, and some permissions may have expired since 1 April 2021. As completion site visits only takes place once a year, it is not possible to ascertain whether those that may now have expired have been commenced since the last survey date.

Sites falling within part b) of the definition of 'deliverable'

- 3.20 These include:
- Allocated sites with Outline Planning Permission
 - Local Plan and Neighbourhood Plan allocations with no planning permission

- Windfall Sites with resolution to grant permission, subject to Stodmarsh Mitigation resolution

- 3.21 For sites falling within this category, clear evidence is required to demonstrate that there is a ‘realistic prospect’ that housing will be delivered on the sites within five years. For each of these sites a written assessment of the evidence and site status is included within the table, to determine whether completions are deliverable within the five years and to determine the phasing.
- 3.22 The commentary included within the tables has been evidenced by the Council’s records of planning applications, planning committee recommendations and decisions, planning performance agreements, pre-applications requests, and conditions discharges; as well as other information including marketing evidence; local plan and site specific viability; and land registry information. An assessment of deliverability was carried out as part of the evidence for the Local Plan examination, this evidence has also been considered, including whether there have been any changes, what progress has been made since then and whether intentions previously set out have been met.
- 3.23 Evidence has also been sourced, where possible, through written correspondence with site owners/developers/agents, confirming the intentions for site delivery and progress made towards submitting planning application, commencement of development, first completions and likely phasing.
- 3.24 Based upon the evidence which is available for each site, an assessment has been made on whether the evidence is robust enough to demonstrate a reasonable prospect of delivery within the five years. We have considered the intentions of site owners/developers alongside the other evidence to assess the likely delivery over the five year period and, where located within the Stour Catchment, the Stodmarsh Mitigation proposals. For sites which would be delivered over more than one year, an assessment of likely phasing has taken place to determine how many dwellings are likely to be completed during the five year period, where this has been possible.
- 3.25 The assessment of future phasing has been done on a site by site basis taking into account a range of factor including planning status, pre-commencement infrastructure requirements, size of site, previous completion rates, number of housebuilders, phasing plans, and supported by correspondence with developers/site owners.
- 3.26 For sites currently under construction, delivery assumptions have been based upon rates of past delivery and an assessment of the number of dwellings which were under construction at the end of the last monitoring year.
- 3.27 An explanation and justification for the five year phasing assumptions are provided by site in Appendix 1 - Table A4 and Table A6a.

Other sites included within the 5 year supply

- 3.28 For other sites which do not fall within either part a) or b) of the definition – the test is whether there is a ‘realistic prospect’ of the sites coming forward within the 5 year period and an assessment has been made on this basis. For Ashford, these include:

- Draft Neighbourhood Plan allocations
 - Major windfalls which have resolution to grant
 - Projected future windfalls which do not have planning permission
- 3.29 The same approach has been taken to assessing the realistic prospect and potential delivery as part b) sites. These are included in Appendix 1 - Table A5. The assessment and calculations of future windfalls is explained in detail below.

Windfall Site Calculations

Evidence for projected future windfall delivery

- 3.30 Housing completion data shows that there is a strong and consistent rate of delivering windfall housing development in the Borough and a pattern of increasing windfall development over the past 15 years. Table A9 shows this pattern, with a 15-year average of 199 windfall completions per year, a 10-year average of 217 completions per year and a 5-year average of 252 windfall completions per year.
- 3.31 Table A6a lists additional windfall major sites which are likely to come forward within the 5 year period, but do not currently have full permission. However, those that have resolution to grant subject only to the Stodmarsh Mitigation issue (which otherwise would have full permission now), have now been included within years 4 & 5 of the 5 year supply period under part B) of the definition.
- 3.32 Tables A6a and A7 - identify additional potential future major windfall sites which are yet to gain planning permission (full or outline), or are approved subject to S106. These sites are currently either subject to live planning applications, or are potentially considered suitable for residential development through pre-application advice discussions. This list of sites provides clear evidence and a realistic prospect that windfall housing development will continue to come forward at a consistent rate in the borough. This position is reinforced given the following:
- Government’s extension of ‘permitted development’ rights for changes of use from non-residential to residential uses via the prior approval process has already had an impact and will continue to do so, given the largely rural nature of the Borough and range of agricultural buildings that are capable of taking advantage of this process.
 - Introduction and application of Local Plan policy HOU5 (Windfall development in the countryside) which no longer restricts new windfall housing development to just the confines of a range of settlements, which is likely to lead to more windfall housing schemes being policy compliant in the short to medium term.
 - There remains a number of unallocated, underdeveloped brownfield sites and locations in the borough which could be regenerated and the market continues to show ongoing interest and activity, especially in the Town Centre, to deliver new apartments and flats.
- 3.33 In light of the above, the five year housing land supply position for 2021 to 2026 adopts the following approach to windfalls, largely based around the principles adopted in the Local Plan 2030. Past evidence, combined with the amount of dwellings which could come forward through future windfalls (including those applications which are

‘resolved to grant’, or are at the pre-app stage of the process) suggests that the Council have under-relied on housing windfall delivery in the past.

- 3.34 The extant planning permissions (those with full consent which are under construction and not started) for 919 dwellings on windfall sites are included within part a) of the definition of deliverable and therefore included within the five year housing land supply and assumed to be delivered in the first three year period.
- 3.35 For the remaining years of the supply (years 4 & 5) there is an allowance of 150 dwellings each year for currently ‘unknown windfalls’ which have not yet been identified and do not yet have planning permission, although some examples of sites coming forward through the application process are detailed in Table A7 as examples to support this position. Estimating the future windfall supply is based on the long-term average of historic delivery of windfalls. The historic windfall delivery in Ashford is illustrated in Table A9.
- 3.36 This follows a similar approach taken in last year’s assessment and is supported through the Local Plan examination process. This is partly based on evidence from the tables A7 - A11, which clearly indicate it is likely that future windfall applications will continue to come forward over this time period.

Total Windfall calculations

- 3.37 Total windfalls counted in the 5 year supply are as follows:
- Extant Planning permissions (full consent) – 919 dwellings
 - Major applications with resolution to grant, subject to Stodmarsh – 378 dwellings
 - Projected future windfalls – 300 dwellings

Stodmarsh

- 3.38 In July 2020, Natural England (NE) issued Advice to the Council requiring new housing development (and other overnight accommodation) in the Stour Catchment to demonstrate ‘nutrient neutrality’.
- 3.39 The implications of this Advice are that affected planning applications for overnight accommodation (e.g. housing and tourism uses) must now set out how the development will mitigate its impacts and achieve nutrient neutrality, prior to the Council determining the planning application.
- 3.40 Further information about the Stodmarsh Lakes issue, the Natural England Advice and nutrient neutrality is available at: <https://www.ashford.gov.uk/habitat-regulations-assessment>
- 3.41 The ability of developments to achieve nutrient neutrality is dependent on a number of variables, including land size and location. Many housing proposals may be unable to progress, as mitigation cannot be accommodated on-site. The impact of this issue on housing delivery is factored into the Council’s five year housing land supply calculations for the first time in this Position Statement.

What is the Council doing to rectify the position?

3.42 Since receipt of the NE Advice, the Council have undertaken considerable work to find a solution that would ‘unlock’ suitable development proposals through strategic solutions. This work is focused on 3 key project areas:

- Developing a Borough Mitigation Strategy, to include creation of a strategic wetland to release planned development up to 2030. Supported by a credit based system and Supplementary Planning Document to be prepared in due course. The [July 2021 Cabinet Report](#) provides a more detailed update on the Borough Mitigation Strategy.
- Progression of a catchment-wide strategy, working in partnership with neighbouring affected Local Planning Authorities and other stakeholders.
- Lobbying Government to deliver and/or assist the delivery of a strategic solution on a catchment level.

Anticipated timescales for Borough Mitigation Strategy

3.43 The Council has actively been working to prepare the Borough Mitigation Strategy, which consists of a series of short, medium and long-term strategic solutions. In July 2021, the Council agreed to pursue land acquisition for the creation of strategic wetlands.

3.44 The following timeline has been established indicating that planning permissions for Stodmarsh-affected developments can begin to be granted from Autumn 2022.

3.45 For sites which are currently waiting for the borough mitigation strategy, a delay of 3 years for delivery of housing, which is ready for occupation, has been factored into the calculations to take account of the time required for preparing and implementing the Borough Mitigation Strategy.

Time	Steps
End of 2021/early 2022	Land acquisition
Summer 2022	Strategic wetlands planning permission granted
Summer 2022	Adoption of SPD to accompany Borough Mitigation Strategy, detailing credit-based system
Summer/Autumn 2022	Planning permissions for affected developments to be issued*
Autumn 2022 – Summer 2024	Construction of wetlands
Autumn 2024	Wetlands fully operational

* The ability to grant planning permissions is linked to when the mitigation details of deliverability, maintenance and monitoring can be secured. Grampian conditions will be used to restrict occupations until the mitigation has been delivered and is operational. For the housing land supply, the figures herein relate to completions rather than occupations.

Factoring Stodmarsh into housing land supply

- 3.46 The Stodmarsh issue will have implications for housing delivery, delaying the development of a number of sites located within the Stour catchment. The following section breaks down the identified housing land supply for sites located within the Stour catchment.
- 3.47 In tables A4, A5, A6a and A7, where sites are located within the Stour catchment and affected by this issue, these are referenced with the acronym STOD.
- 3.48 Approximately, 35% of the dwellings contributing towards the five year land supply are located within the Stour catchment. (Note: this does not include future as yet unidentified windfalls, included in years 4 & 5 of the land supply).
- 3.49 A number of sites will be able to demonstrate nutrient neutrality through on-site mitigation. The S2 Conningbrook and S3 Court Lodge Local Plan allocations are sufficiently sized to deliver their own nutrient mitigation solutions. Both applications are progressing and the Appropriate Assessments nearing completion. It is therefore considered that there is no further impact on the delivery of these sites within the five-year period (see Table A4 for more details).
- 3.50 Where sites are unable to deliver on-site mitigation, the Council has been developing the borough Mitigation Strategy. For land supply purposes, it is assumed that the sites waiting for the borough Mitigation Strategy, will start to deliver housing from year 3 onwards, after the implementation of the strategy. Each site has specific comments on the deliverability and contribution to housing land supply set out in Tables A4 and A6a.
- 3.51 In terms of delivery, the sites for which planning applications have not yet been submitted are unlikely to experience a significant delay to delivery due to Stodmarsh, as the applications are anticipated to be submitted when the borough Mitigation Strategy has been implemented. Site specific delivery is set out in Table A4.
- 3.52 Windfalls within the Stour catchment will continue to come forward during 2021-2026. Paragraphs 3.30 - 3.37 detail the windfall assumptions in the land supply calculations, including reference to Stodmarsh. For land supply purposes, it is assumed that the future unidentified windfall sites for years 4 & 5, which are located within the Stour catchment, will be able to benefit from the borough Mitigation Strategy, to enable housing delivery in years 4 & 5, without significant delay due to Stodmarsh.

Infrastructure Delivery and Constraints

- 3.53 The [Infrastructure Delivery Plan 2017](#) identified two critical infrastructure projects which need to be delivered to enable development to come forward. The following considers the status of those infrastructure projects and progress to delivery, and how this impacts deliverability of housing over the five year period.
- 3.54 The [Infrastructure Funding Statement 2019/20](#) details the developer contributions received and spent annually. This statement also sets out infrastructure that is expected to be funded through planning obligations.

Junction 10a

- 3.55 The scheme to deliver a new motorway junction on the M20 – Junction 10a is now open to traffic, with final completion of remaining landscaping works expected in the next few months. The delivery of this scheme removes a previous constraint to development around Ashford, and this is therefore no longer a constraint to phasing of development.

A28 Chart Road

- 3.56 The scheme to deliver the widening of A28 Chart Road has been delayed due to uncertainty regarding the funding for the scheme. Outline planning permission is in place for 5750 dwellings at Chilmington. However, until Chart Road funding uncertainties are resolved delivery at Chilmington is assumed to be restricted to 400 dwellings over the five year period. Should the funding mechanisms for the scheme be resolved, there is potential for additional dwellings to be delivered within the five year period.
- 3.57 No other infrastructure requirements set out in the Infrastructure Delivery Plan or the latest [Infrastructure Funding Statement](#) are overriding constraints to development which would restrict delivery within the five year period. Infrastructure requirements and constraints have also been considered on a site by site basis.

4. Five Year Housing Land Supply Calculation 2021-2026

4.1 Based upon the methodology and assumptions outlined above, the five year housing land supply calculation for Ashford for 2021-2026 is set out in Tables 1 to 3 below.

Table 1 Five Year Housing Requirement 2021 - 2026

Annual housing requirement	888pa (2011-2030)
2011-2020 shortfall ²	2612
2020-21 “over delivery” ³ (1088-888)	-200
Total shortfall (2612-200)	2412
Annual shortfall requirement (2021-2026) (2412/5)	483
Five year requirement ((888+483) × 5)	6852
Five year requirement with 5% buffer (5% buffer of 343)	7195

Table 2 Breakdown of sites contributing to Land Supply

Category	2021-2026 Dwellings	See Appendix
Allocated sites with full permission	2,521	Table A3 Allocated/previously allocated sites with full planning permission
Major windfall sites with full permission - under construction	130	Table A6 Major windfall sites with full planning permission
Major windfall sites with full permission - not started	152	Table A6 Major windfall sites with full planning permission
Minor windfall sites under construction	177	Table A8 Minor windfall permissions
Minor windfall sites not started	460	Table A8 Minor windfall permissions
Subtotal deliverable NPPF definition part a)	3,440	
Allocations with Outline Planning Permission	713	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

² As explained in paras 3.5- 3.8 above

³ As set out in Housing Delivery and Land Supply PPG Paragraph: 032 Reference ID: 68-032-20190722

Category	2021-2026 Dwellings	See Appendix
Allocations with no permission	1,687	Table A4 Allocated/previously allocated sites with outline permission only or no planning permission
Major windfall sites with resolution to grant subject to Stodmarsh Mitigation	378	Table A6a Major windfall sites with Outline Planning Permission or Permission subject to S106 / Stodmarsh Mitigation
Subtotal deliverable NPPF definition part b)	2,778	
Draft allocations (Neighbourhood Plans)	13	Table A5
Future expected windfalls (without planning permission)	300	Table A6a and A7 (As evidence)
Subtotal other deliverable site	313	
TOTAL DELIVERABLE SUPPLY	6,531	

Table 3 Housing Land Supply Calculation

Five year requirement (inc 5% buffer)	7,195
Deliverable five year housing land supply	6,531
Housing land Supply (6531 / 1439)	4.54

Appendix 1

Table A1 Completion data 2011-2021

Table A2 Site by site (Majors) Annual Completions Breakdown

Table A3 Allocated/previously allocated sites with full planning permission

Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Table A5 Draft allocations (Neighbourhood Plans)

Table A6 Major windfall sites with full planning permission

Table A6a Major windfall sites with outline planning permission or resolution to grant

Table A7 Further potential major windfalls - without planning permission (as of 31 July 2021)

Table A8 Minor windfall permissions

Table A9 Windfalls – Annual Completions (2005-2021)

Table A10 Windfalls - Annual permissions granted (2015 - 2021)

Table A11 – Predicted versus Actual windfall delivery

Table A12 Expected future losses (major sites)

Table A1 Completion data 2011-2021

Monitoring Year	Private Residential dwelling completions	Communal (including C2)		Affordable dwelling completions	Total completions for year	Cumulative Completions
		Bed nos	Equiv. dwelling ⁴			
2011/12	388	Not monitored		245	633	633
2012/13	216	Not monitored		68	284	917
2013/14	133	Not monitored		4	137	1054
2014/15	281	Not monitored		124	405	1459
2015/16	775	Not monitored		247	1022	2481
2016/17	548	Not monitored		148	696	3177
2017/18	469	0	0	108	577	3754
2018/19	781	5	2	145	880	4634
2019/20	662	68	38	84	746	5380
2020/21	935	-20	-11	153	1088	6468

Table A2 Site by site (Majors) Annual Completions Breakdown

Annual breakdown of some of the major sites with a build out period of three or more years, to highlight typical build out rates for major sites within the borough:

	Repton	Finberry	Tent1a	Conningbrook Phase 1	Park Farm SE	Willesborough Lees
2020/21	71	48	12	51	87	59
2019/20	29	19	46	82		
2018/19	163	181	112	37		
2017/18	90	157	20			
2016/17	138	102				
2015/16	67	106				
2014/15	70					
2013/14	49					
2012/13	91					
2011/12	155					

⁴ This is calculated using ratio set out in the Housing Delivery Test Measurement Rule Book

Five Year Housing Land Supply 2021-2026

*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.38 – 3.52 of this report.

Table A3 Allocated/previously allocated sites with full planning permission

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
Powergen VC1	15/01671/AS 17/00658/AS 17/01091/AS 17/01674/AS	108	400	166	508	Phases 3, 4, 5 are complete. Remainder of Site is still under construction but delivered 92 flats in 2021 (cumulative completions 166). All pre-commencement conditions have been discharged.
Finberry	Outline: 02/00278/AS Reserved Matters: 09/00081/AS 09/01566/AS 10/01277/AS 14/01075/AS 15/01586/AS 15/01663/AS 16/00124/AS 16/00125/AS	38	449	613	430	<p>Local Plan 2000 allocation which had outline permission for 1100 dwellings.</p> <ul style="list-style-type: none"> • 181 completions were recorded for the year 2018/19 (more than the 120 predicted). • 19 completions in 19/20 recorded. • 48 completions in 20/21 recorded. • Cumulative completions of 613 since 2015/16 • 487 with reserved matters permissions not started or under construction (09/00081) (16/00125) (15/01663 Care home) (16/00124) <p>Crest Nicholson (the developer) has indicated that the full site is due for completion by 2027 and that yearly completion rates will be around 52 per annum. On this basis of 7 year delivery rate, the 5 land supply calculations to March 2026 include 300 of the remaining 408 units on Bilham Lawn, Land South of Captains Wood and Bilham Farm.</p> <p>The Extra Care home application was not included in the phasing assumptions from the developer, but 80 units has been included in the five year calculation.</p>

⁵ Some allocated sites have part full and part outline permission – these sites are included in both Table 3 and 4.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
Chilmington	Outline: 12/00400/AS Reserved Matters: 17/01170/AS 18/00207/AS 18/00911/AS 18/01310/AS 19/00475/AS 19/01032/AS	225	389	149	251	Outline planning permission for 5750 dwellings Reserved matters permission for 763 dwellings: <ul style="list-style-type: none"> • 346 dwellings (17/01170/AS) granted consent in April 2018 • 22 dwellings (18/01310/AS) granted consent in December 2018 • 153 dwellings (18/00911/AS) granted consent in December 2018 – 22 dwellings completed • 99 dwellings (Parcel P) (18/00207/AS) granted July 2019 • 64 dwellings (Parcel Q) (19/00475) granted July 2019 – 46 dwellings completed • 82 Dwellings (Parcel R) (19/01032) granted May 2020 • 75 completions in 2019/20 • 74 completions in 2020/21 • The reserved matters permissions cover 3 separate areas being developed by separate developers. • The site is restricted to 400 dwellings (occupations not completions) until a bond is entered into for the funding to deliver A28 road improvements. There a no Grampian conditions. Five year land supply therefore currently restricted to 400 dwellings (minus recorded 149 completions)
Godinton Way TC8	17/01511/AS	28	0	0	28	Full planning permission granted August 2018 to convert and extend the frontage building which was a former retail unit with snooker hall above to 28 flats. Development now under construction.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		Under Construction	Not Started	Cumulative Completions		
						The Croudace Dwellings scheme on remaining part of allocation was completed in 2017/18.
Former Newtown Phase 2 S6	19/01476/AS	0	364	364	364	Application granted October 2020. A 2-3 year build out period expected for the residential aspects and therefore deliverable within the five year period, phased from year 3-5.
Klondyke S7	18/00584/AS CONA CONB	93	0	0	93	Site has full planning permission, and details of pre-commencement conditions have been submitted to the Council, and part approved - site now under construction.
Conningbrook U22	12/01245/AS	57	73	170	130	This site has full planning permission and is under construction with 51 completions in 2020/21, 82 in 2019/20 and 37 completions in 2018/19.
Park Farm South East S14	18/00652/AS	113	154	86	267	Full planning permission granted 30/09/19. Site formed of 4 parcels with two housebuilders - Taylor Wimpey and Persimmon. Development under construction, with anticipated completion by 2023/2024.
Abbey Way U1	15/00260/AS And 2019 AMND	23	0	0	23	Full planning permission for 23 dwellings. AMND application and discharge of a number of conditions applications approved in 2019-2021. Expected to be complete in 5 year period
Willesborough Lees S17	16/01722/AS	73	50	69	123	Full planning permission for 192 dwellings granted to Bellway Dwellings in March 2018, site now under construction with 10 completions recorded in

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		Under Construction	Not Started	Cumulative Completions		
						2019/20 and 59 in 2020/21. Communications with developer show expected build out by January 2023.
Willesborough Lees S17	15/01550/AS 19/00702/AS	28	0	0	28	Outline and reserved matters applications for Highmead House at Willesborough Lees for 28 units. Granted permission November 2019. Same developer as rest of S17 site allocation. Expected to be delivered within 5 year period.
TENT1a	14/00757/AS 20/00604/AS	25	0	230	25	Amendments to Phase 3 increase unit numbers up 5 units to 255 total. <ul style="list-style-type: none"> • 20 completions 2017/18 • 112 completions in 2018/19 • 86 completions in 2019/20 • 12 completions in 2020/21 5 year supply reflects the 25 that remain UC in 2021
Appledore - The Street S26	19/00997/AS	0	12	0	12	The application was granted permission in 2021. Parish Council owned who are in discussions with delivery provider. Delivery intentions of landowner for other part of site allocation are currently unknown so remaining 6 units are not counted in supply.
Charing – Land south of Arthur Baker S29	14/01486/AS	51	0	0	51	Hybrid application. Full planning permission for a 51 unit age restricted dwellings – now under construction. (<i>Forms part of wider site with outline planning permission identified in Table A4</i>)
High Halden – Land at Hope House S33	17/00952/AS 19/01769/AS	0	28	0	28	Full (OL & RM) permission granted for 28 dwellings in November 2020. AMND application currently awaiting determination (July 2021) but hope to commence on site by Sept 2021.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		Under Construction	Not Started	Cumulative Completions		
						Site is considered deliverable in the five-year period, within 18 months of commencement on site.
Mersham – Land adjacent to Village Hall – S35	18/01016/AS	0	7	0	7	Full application for 7 dwellings granted January 2020. Developer’s intention to commence development in Spring 2022 and complete by the end of 2023.
Smarden S37	18/00576/AS	38	0	12	38	Full (OL&RM) permission granted for 50 dwellings in February 2019. Development of site has commenced with 6 completions recorded in 2019/20 and 6 completions in 2020/21.
Challock – Land at Clockhouse S54	18/00321/AS	0	19	0	19	Progress has been made in bringing the site forward, with planning application for development of site getting approval in May 2021. Application was submitted by developer intended to deliver the development. Site considered to be deliverable in the five year period.
Pinnock Yard, Pluckley NP S1	19/01411/AS	0	4	0	4	Full planning permission for 4 dwellings granted. Site considered to be deliverable in the five year period.
Kingsgate Rolvenden NP S1	18/00974/AS	0	4	0	4	Full planning permission for 4 dwellings granted. Site considered to be deliverable in the five year period.
Luckley Field, Wye (WYE2)	14/00195/AS	0	25	0	25	Extant planning permission for 25 dwellings. Development commenced on site in 2018. No completions recorded to date but reasonable prospect it will be complete in 5 year period.

Five Year Housing Land Supply 2021-2026

Site Name/ Policy ref	Application reference	# of dwellings (survey at 1/4/21) Full permissions only ⁵			Deliverable Supply 2021-2026	Comments on Deliverability (as at July 2021)
		<i>Under Construction</i>	<i>Not Started</i>	<i>Cumulative Completions</i>		
Pluckley Brickworks NP S3	17/00331/AS	25	0	0	25	Full (OL&RM) permission granted for 25 dwellings on site allocated in Pluckley Neighbourhood Plan. Site considered to be deliverable in the five year period.
Former Wye College	17/00567/AS	0	38	0	38	Application for the conversion of the Former Wye College to 38 dwellings granted at appeal in April 2021. Site considered to be deliverable in the five year period.
TOTAL 5 year supply					2521	

Five Year Housing Land Supply 2021-2026

*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.38 – 3.52 of this report.

Table A4 Allocated/previously allocated sites with outline permission only or no planning permission

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
Major allocations with OL PP				
VC14	Elwick Road Phase 2	OL granted – 15/01282/AS	Site has outline planning permission (Granted Feb 2019) and is in the process of being sold to a private developer with the intention to develop out within five years. No infrastructure, ownership or viability constraints, but constrained by Stodmarsh. Site therefore considered deliverable in years 4 & 5 of the five year period.	200 STOD
S16	Waterbrook	OL granted – 18/00098/AS	Progress being made towards submission of RM planning application which is expected in 2021 with intention of the landowner to commence development once the Stodmarsh Mitigation is resolved. First completions are anticipated in 2024/25 with a built-out rate of 50 dwellings per annum, which equates to a deliverable supply of 100 in the 5 year period.	100 STOD
S28	Charing – Northdown Service Station, Maidstone Road	OL granted – 17/01926/AS (FA granted first but superseded by above – 17/00865/AS)	Progress is being made towards resolving the access arrangement for adjoining site which the landowner has indicated is currently holding up this site being taken forward. No other constraints to development of the site, with the exception of Stodmarsh, it is therefore considered deliverable in years 4 & 5 of the five year period. (Also see S55)	20 STOD
S29	Charing – Land south of Arthur Baker	Hybrid application granted – 14/01486/AS RM application submitted – 21/00182/AS	<i>Part of site under construction with full permission for 51 dwellings (counted in Table A3).</i> Outline permission granted under hybrid application for residential development, with estimate capacity of 40 dwellings. ABC Property company have since submitted a reserved matters application for 60 units. Intention of developer to build site out within the five years.	60 STOD

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
S31	Hamstreet - Land North of St. Mary's Close	OL granted – 18/00644/AS RM application - 21/00524/AS	Site has outline planning permission for 80 new homes and 60 bed care home. Reserved Matters application received and being considered in 2021 for 80 homes. Taking into account time period for reserved matters permission, the whole site is deliverable within the five year period. (calculations for care home = 33 units) ⁶⁷	113
S55	Charing – Land adjacent to Poppyfields	OL granted on part of site – 18/00029/AS RM application submitted – 20/00508/AS	There is evidence of firm progress being made towards to the determination of the reserved matters applications for part of the site (area A – 135 dwellings), and submission of outline planning application for the remainder of the site (area B – circa 100 dwellings). The site is under control of land promotor and house builder, being brought forward in two parts, and Reserved Matters submitted in 2020 for Phase A. Site is impacted by Stodmarsh issue and is therefore 140 is considered deliverable in years 4 & 5 of the five year period. Additional dwellings would be delivered after the five years.	140 STOD
S57	Hamstreet – Land at Warehorne Road	OL granted – 18/00056/AS RM submitted – 21/00881/AS	Outline application granted in May 2021 for 50 dwellings. RM submitted in May 2021 by developer (Dandara). Taking into account timescales for determination of reserved matters applications, and build out rates set out in communications with the developer, the site considered to be deliverable in the five period – by 2024/25.	50
S60	St Michaels (Tenterden) Land at Pope House Farm	OL granted – 30 dwellings – 18/00759/AS RM application submitted 21/00682/AS	Outline planning permission granted. Reserved Matters application submitted in 2021 for 30 units – awaiting determination. No infrastructure or viability constraints to commencement of development. Site therefore considered deliverable in the five year period.	30

⁷ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
CG	Chilmington	Outline planning permission with part RM	The site is restricted to 400 dwellings until a bond is entered into for the funding to deliver A28 road improvements. Five year land supply therefore currently restricted to 400 dwellings. Should the bond be entered into and infrastructure constraint therefore removed, additional dwellings are deliverable within the five years. <i>*400 dwellings already counted in Table A3 and not duplicated here</i>	0
TOTAL OUTLINE PLANNING PERMISSION				713
Major allocations with no PP				
S1	Commercial Quarter (Tannery Lane)	Application submitted. 18/01168/AS	Planning Committee resolution to grant permission. Further consultation undertaken in July 2020. S106 Agreement pending and subject to Stodmarsh Mitigation. Expected to be granted by the end of 2021, with the developer's intentions to build out following that. Due to Stodmarsh mitigation - site is considered deliverable within years 4 & 5 of five year period.	244 STOD
S2	Land North East of Willesborough Road, Kennington	Hybrid application submitted. 19/00025/AS Outline application Approved 19/00834/AS (25 dwellings)	Hybrid Application for 725 dwellings (288 are Full App) – Resolution to grant (approved subject to S106) in May 2020. Separate Outline application for Orchard Farm area (25 dwellings) approved in 2020. Housing developer is ready to start on site following grant of planning permission and intends to provide Stodmarsh mitigation on-site. Completions therefore deliverable in the five years from year 3. Taking into account the Stodmarsh constraint and the proposed on-site mitigation, site preparation works and delivery rate of between 50-70 a year, on hybrid scheme plus 25 dwellings from Orchard Farm area, total five year delivery is expected to be around 190 dwellings	190 STOD

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
			over years 3, 4 & 5.	
S3	Court Lodge	Outline planning application submitted 18/01822/AS	Progress being made to determination of outline planning application, and draft heads of terms. Site is intending to address Stodmarsh issue with on-site mitigation. Taking into account lead in times for sale of land, reserved matters application and site commencement; first completions expected in 24/25, with 130 completions in years 4 & 5.	130 STOD
S4	Land North of Steeds Lane and Magpie Hall Road	Outline planning application submitted 15/00856/AS	Outline planning application with planning committee resolution to grant, subject to S106 for 550 units. Site in ownership of two housebuilders and being forward in conjunction with site S5. RM scheme designed and pre-application advice sought.	130 STOD
S5	Land south of Pound Lane	Outline planning application submitted 15/00856/AS	Outline planning application with planning committee resolution to grant, subject to S106 for 550 units. Site in ownership of two housebuilders and being forward in conjunction with site S4. RM scheme designed and pre-application advice sought.	100 STOD
S8	Lower Queen's Road	Outline application submitted 21/00028/AS	Outline application submitted in 2021 for 157 dwellings. Taking into account the Stodmarsh constraint and potential phasing of scheme, the initial completions are considered deliverable during year 4 with a total of 110 of the 157 being delivered in the 5 year period.	110 STOD
S9	Kennard Way, Henwood	No PP	Site is available now, however delivery intentions of landowner are uncertain at this time, and no evidence of progress being made towards bringing site forward – Not counted in 5 year supply.	0 STOD
S10	Gasworks Lane	No PP	Site is available now with no constraints to development, however no progress has been made to submission or preparation of a planning application and the delivery intentions of landowner are uncertain at this time. Not counted in 5 year supply	0 STOD

Five Year Housing Land Supply 2021-2026

Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
S11	Leacon Road	No PP	Viability and market interest for site uncertain, therefore deliverability uncertain at current time. Not counted in 5 year supply	0 STOD
S13	Former Ashford South School, Jemmett Road	No PP	Site is currently in use as a temporary school (Chilmington Primary) until late 2021, with landowner intending to market for residential at the earliest stage of 2022, with an application submitted by end of 2022. Start on site envisaged late 2023 with final completion in 2026. Confirmed by landowner in July 2021. Site adjacent which enables access – Former College (S12) - is complete in 2021. Whole site is deliverable in 5 year period counted in years 4 & 5.	110 STOD
S15	Finberry North West	No PP	Site not intended to be brought forward for development by the site owners within the five year period.	0 STOD
S19	Conningbrook Residential Phase 2	No PP	Progress is being made towards to submission of a planning application. Pre-application discussions have commenced. There are no land ownership, infrastructure delivery or viability constraints to the development. Taking into account lag times between the submission and determination of applications, sale of site, commencement and first completions, part of the site is considered deliverable during five year period.	120 STOD
S20	Eureka Park	No PP	Evidence of progress towards submitting outline planning application, pre-application work underway. Project team identified. Agent anticipates first completions in Yr 3, however considering time for outline application/reserved matters and any sale to house builders, first completions expected Yr 4. Submitted application for EIA screening in 2020 and Pre-application discussions ongoing in 2021.	130 STOD
S24	Tenterden Southern	No PP	Progress being made to submission of planning application for site. Phase 1 (Tent1a) is almost complete in 2021. No overriding	150

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Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
	Extension Phase B		constraints to delivery of development. Taking into account timescales for preparation and determining application and the sale of land, part of development is deliverable within the five year period.	
S30	Egerton - Land on New Road	Planning application submitted 20/01600/AS	Application has been submitted and being considered in 2021 with delivery to follow grant of permission and expected within 5 year period.	15
S32	Hamstreet – Land at Parker Farm	No PP Pre-application	Progress being made towards submission of planning application which is expected in 202. Landowner’s intention for site to be built out by spring 2024.	10
S38	Smeeth – Land south of Church Road	Planning application submitted and resolved to be approved by planning committee – 18/01801/AS	Outline planning application has Planning Committee resolution to grant subject to S106 (being negotiated) and Stodmarsh Mitigation, with permission expected to be granted in 2021/22. Taking into account the Stodmarsh issue, the time period for sale of site, reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years but in years 4 & 5.	35 STOD
S40	Woodchurch – Land at Front Road	No PP	Application 17/01913/AS disposed of undetermined on 3 rd July 2020. It is unclear at this time if/when a revised application will be submitted but there is reasonable prospect the site is deliverable within 5 years due to the size and location of the site in the rural area, and the previous planning application.	10
S45	Land South of Brockman's Lane, Bridgefield	OL submitted 19/01701/AS	Outline PP approved at committee in May 2020 (Subject to legal agreement and Stodmarsh Mitigation). Taking into account the time period for sale of site, reserved matters permission, there is a reasonable prospect that the site is deliverable within the five years but in years 4 & 5 due to Stodmarsh.	100 STOD

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Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
S46	Chart Road	Planning application submitted 19/01307/AS	Progress has been made in bringing the site forward, with submission of planning application having now been made in 2019 for a 75 bed care home and 7 residential dwellings (amended in 2021). There is evidenced demand and interest from Care Home providers to deliver scheme. Taking into account the time period for sale of site, and permission being granted, there is a reasonable prospect that the site is deliverable within the five years.	48 ⁸ 9
S51	Aldington – Land North of Church View	Planning application submitted 19/00895/AS	Progress has been made in bringing the site forward, with planning application submitted and resolved to grant subject to Stodmarsh mitigation. There is a reasonable prospect that the site is deliverable within the five years but in year 4, after Stodmarsh Mitigation.	6 STOD
S52	Aldington – Land South of Goldwell Court	Full Planning Application submitted – 20/00652/AS	Full Application received in May 2020. Taking into account the time period for sale of site, and permission being granted, there is a reasonable prospect that the site is deliverable within the five years.	11 STOD
S56	Chilham – Branch Road	Full application submitted – 19/00483/AS	Progress has been made with bringing this site forward, with a full planning application having been submitted and due to Planning Committee in August 2021. Site to be sold to a developer following grant of planning permission. No constraints to development coming forward. Site is considered deliverable within the five years.	10 STOD
S59	Mersham – Land at Rectory Close	No PP	There are no site ownership, viability or infrastructure constraints to the development coming forward. However, there has been no recent indication or communication with the developer/landowner that a	0 STOD

⁸ Based upon submitted planning application and using the ratio set out in the Housing Delivery Test Measurement Rule Book, for the C2 element.

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Site/ policy reference	Site name/address	Current Planning status 1/07/21	Evidence of deliverability	Deliverable Supply 2021-2026
			planning application is imminent. Site is therefore not currently considered deliverable within the five year period.	
S62	Woodchurch – Land at Appledore Road	Full application submitted – 21/00624/AS (33 dwellings)	Progress has been made in bringing the site forward, with full planning application for 33 units submitted and progress made towards determination in July 2021. Taking into account the time period for sale of site and build out rates, there is a reasonable prospect that the site is deliverable within the five years.	33
RNP2	Cornex	No PP	Site owners have no current intention to deliver site for housing, given existing garage business which is trading successfully. Site therefore currently not available for housing and therefore not considered deliverable.	0
RNP3	Redwood	No PP	Application was being prepared to be submitted following pre-app advice sought in February 2020. Taking into account the time period for sale of site and the grant of permission, there is a reasonable prospect that the site is deliverable within the five years.	5
TOTAL ALLOCATIONS WITH NO PLANNING PERMISSION				1687
TOTAL DELIVERABLE – ALLOCATIONS WITH OUTLINE OR NO PERMISSION - TABLE A4				2,400

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*Where a site has the reference STOD against it, this is a site which is identified as being impacted by the Stodmarsh Issue. See paragraphs 3.38 – 3.52 of this report.

Table A5 Draft allocations (Neighbourhood Plans)

Neighbourhood Plan	Site Policy/Name	Current Planning status	Conclusions on land supply	Total 2021-2026
Charing	Parsons Mead/Burleigh Bungalow	No application submitted	Site allocated in draft Neighbourhood Plan for 48 dwellings. The site deliverability is currently unknown.	0
Charing	Land north west of Swan Street House, Charing Heath	OL granted – 18/00868/AS	Outline permission granted for 5 dwellings in June 2020. Site considered deliverable in the five year period.	5
Charing	Land adjacent to Crofters	No application submitted	Site allocated in draft Neighbourhood Plan for local needs housing.	0
Charing	Church Hill	No application submitted	Site allocated in draft Neighbourhood Plan for 5 dwellings.	0
Egerton	Land at Gale Field	Pre-application stages	Site allocated in draft Neighbourhood Plan (now at Reg 16 Submission Stage) for 6 – 11 local needs dwellings. Pre-application discussions have commenced with the Neighbourhood Plan Steering Group and potential Registered Provider for 8 local needs units. There is a reasonable prospect this will be delivered in 5 years.	8
Egerton	Orchard Nurseries	No application submitted	Site allocated in draft (Reg 16) Neighbourhood Plan for 8 dwellings.	0
			Total deliverable 2021-2026	13

Table A6 Major windfall sites with full planning permission

Application ID	Site name/ address	Current status	Net no. dwellings	# of dwellings (01/04/2021)			Deliverable Supply 2020/2025	Comments
				Not Started	Under construction	Completed		
Under Construction								
17/01118/AS 17/01118/AMN D/AS	Former Prince Albert	PP – UC	14	0	14	0	14	Site is under construction.
16/01758/AS	Woodchurch House, Brook Street, Woodchurch	PP - UC	12	0	12	0	12	C2 use (22 care suites) ¹⁰ . Site is under construction.
19/00340/AS	Tilden Gill, Tenterden	PP - UC	100	0	67	33	67	Site under construction, with 33 completions in 2020/21.
18/00262/AS	Land btn Ransley Oast & Greenside, Ashford Road, High Halden	PP - UC	43	20	0	23	20	Work commenced 1 July 2020, with 20 completions in 2020/21.
18/00938/AS	East Stour Court	PP - UC	-14	0	-14	0	-14	43 existing flats demolished. Net loss of 14 dwellings. Development under construction in 2020/21.
19/00516/AS	The Poplars	PP - UC	14	0	14	0	14	17 existing affordable houses demolished and replaced with 34 affordable dwellings. Net gain of 14 dwellings.
18/01508/AS	Recreation Ground btn	PP - UC	17	17	0	0	17	Full application for 17 affordable housing dwellings granted May 2020.

¹⁰ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

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Application ID	Site name/ address	Current status	Net no. dwellings	# of dwellings (01/04/2021)			Deliverable Supply 2020/2025	Comments
				Not Started	Under construction	Completed		
	Halstow Way, and Noakes Meadow, Ashford							
TOTAL UNDER CONSTRUCTION							130	
Not Started								
19/01669/AS	Smallhythe House, Tenterden	PP – NS	53	53	0	0	53	Full application for the redevelopment to create 53 apartments granted July 2021.
18/00714/AS	Frith Business Centre	PP – NS	10	10	0	0	10	
16/00751/AS	Breton Court, Grange Road, Tenterden	PP - NS	11	11	0	0	11	C2 use (21 additional bedrooms).
18/00608/AS	Land East of Lantern House, St Stephens Walk, Ashford	PP – NS	15	15	0	0	15	C2 use (16 C2 bedrooms and 6 dwellings) ¹¹ .
TOTAL NOT STARTED							89	
TOTALS				73	93	0	219	

¹¹ C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

Table A6a Major windfalls with Outline permission/ Approved subject to S106 or approved subject to Stodmarsh Mitigation (as of 31 July 2021)

Site Name	Application Ref	Current Planning Status	Comments	Deliverable Supply 2021-26
Major Applications with Outline Consent only				
Delcroft, Shadoxhurst	18/00572/AS	Outline Application Approved	Outline application for 12 dwellings granted in July 2019. Reserved Matters application submitted June 2021 (21/01002/AS) Not included in deliverable calculations as it is an outline application only and will be subject to Stodmarsh.	0 STOD
Ashford Golf Complex, Bethersden	18/01592/AS	Outline Application Approved	Outline application for 10 dwellings granted August 2020. Reserved Matters application submitted June 2021 (21/01003/AS) Not included in deliverable calculations yet as it is an outline application, however, RM application now received	0
Lakeside Nursing Home, Hothfield	19/00921/AS	Outline Application Approved	Outline application for 40 self-contained extra-care units granted July 2021. Not included in deliverable calculations as it is an outline application.	0
Major Applications – Granted permission Subject to S106 and/or Stodmarsh Mitigation				
Northdown House	19/00766/AS	Full application – Resolved to Grant	Application had prior approval for 20 dwellings (16/01450/AS) which expired November 2019. This revised application, for 24 dwellings, was taken to Planning Committee and pending S106 agreement (which is drafted) and Stodmarsh Mitigation.	24 STOD

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Finberry – local centre	19/01232/AS	Outline application – Resolved to Grant	Mixed use scheme including 63 dwellings at Finberry. The application was taken to Planning Committee in May 2020 and is approved pending Stodmarsh Mitigation and S106. As an outline it is not considered deliverable within 5 year period.	0 STOD
Former B&Q (Homeplus)	19/01597/AS	Full application – Resolved to Grant	Full application submitted for 216 residential dwellings. The application was taken to Planning Committee in April 2021 and is approved subject to Stodmarsh Mitigation/S106. The developer is the ABC Property company who expect delivery on site as soon as Stodmarsh is resolved. It is therefore considered deliverable within 5 year period.	216 STOD
Thruxted Mill, Penny Pot Lane, Godmersham	17/01917/AS	Outline application Resolved to Grant	Application submitted for 20 dwellings and is pending S106 agreement and Stodmarsh Mitigation. Not included in deliverable calculations as it is an outline application	0 STOD
Bridge House, Chart Road, Ashford	19/01617/AS	Full application Resolved to Grant	Application submitted for 65 dwellings granted at June 2020 Planning committee and is pending S106 agreement which is agreed, subject to Stodmarsh Mitigation only. Therefore considered a realistic prospect this will come forward within the 5 year period.	65 STOD
Playing fields at Linden Grove Primary School	18/01861/AS	Outline application Resolved to Grant	Application for 205 dwellings and 64-bed Extra Care (240 equiv based on C2) housing approved at July 2020 Planning committee pending S106 agreement and Stodmarsh Mitigation. As an outline application, this is not included in deliverable calculations.	0 STOD
London Beach Golf Club	19/01206/AS	Full Application Resolved to Grant	Full application submitted for 12 retirement flats in August 2019. The application was taken to Planning Committee in October 2020 and is pending S106 agreement only.	12

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Land north of Farley Close, Woodchurch Road, Shadoxhurst	19/01679/AS	Full application Resolved to Grant	Application submitted for 22 dwellings was taken to Planning Committee in January 2021 and is approved subject to Stodmarsh Mitigation only. S106 has been drafted. Therefore is considered deliverable within the 5 year period.	22 STOD
The Gables, Mock Lane, Great Chart	18/01550/AS	Full application Resolved to Grant	Application submitted for 39 dwellings was approved at Planning Committee in August 2020 and is pending S106 agreement which is in draft format, and Stodmarsh Mitigation.	39 STOD
			TOTAL DELIVERABLE 2021-26	
Sub-total Units on applications listed				741
Total deliverable in 5 year period				378

Table A7 Further potential major windfalls - without planning permission (as of 31 July 2021)

Site Name	Reference	Current Planning status 31/07/2021	Comments	Potential Deliverable Supply 2021-2026
Part A - WINDFALLS – Applications submitted – awaiting decision (Majors only)				
Mabledon Avenue, Ashford	21/00750/AS	Full application submitted	Application for 20 dwellings submitted in April 2021.	20 STOD
Oakleigh House, Ashford	21/01250/AS	Full application submitted	Application for the redevelopment of Oakleigh House Sheltered Housing submitted July 2021. Net gain of 26 dwellings.	26 STOD
Land NE of Toke Farm – Great Chart	18/00748/AS	Full application submitted	Full application submitted for 14 dwellings in May 2018. Scheme to be amended and reduced to 12 dwellings.	12 STOD
Swanton House, Ashford	20/00711/AS	Full application submitted	Application submitted in June 2020 for 34 apartments.	34 STOD
High Tree Lodge Challock	20/00184/AS	Full Application submitted	Full application submitted for 24 dwellings (demolition of 1 dwelling) in February 2020. Not constrained by Stodmarsh so reasonable prospect it will be delivered within 5 year period.	24
Repton Park – Parcel 38	20/00408/AS	Full Application Submitted	Full application for 39 dwellings submitted in March 2020.	39 STOD
Land between Bourne House and Summerhill Cottages, High Halden	21/00927/AS	Outline application submitted	Outline planning application (to consider access) for the erection of up to 28 dwellings together with all necessary infrastructure awaiting determination	28
Little Dawbourne St.Michaels	21/00986/AS	Full Application submitted	Demolition of the existing properties and the construction of a 64 bedroom care home (C2 Use Class – equivalent to 35 dwellings) with associated parking and development.	35

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Blue Barn Equestrian Centre, Blue Barn Farm, Ashford Road, Great Chart	21/01067/AS and 21/01335/AS	Outline Applications submitted	<ol style="list-style-type: none"> 1. Outline planning application with all matters reserved for future consideration for the redevelopment of previously developed land and the construction of a mixed-use development comprising 40 dwellings 2. Outline planning application with all matters reserved for future consideration, for the redevelopment of previously developed land (brownfield) and the construction of a mixed-use development comprising 25 dwellings 	65
Land west of Viaduct Terrace, Warehorne Road, Warehorne	21/01135/AS	Full application submitted	Erection of 6 dwellings and one block of 6 apartments	12
Oakleigh House, Watercress Lane, Ashford	21/01250/AS	Full application submitted	The demolition of Oakleigh House Sheltered Housing and the residential block on the corner of Beaver Lane and Watercress Lane to provide 54 apartments for Independent Living for Older People and 13 apartments for Adults with Learning Disabilities	37 ¹²
Sub-total				332
Part B - WINDFALLS – Pre-application or initial planning stage (Majors only)				
Repton Park – Parcels 10a	19/00057/INF	Pre-application advice sought	Additional parcel available for residential development at Repton Park/Former Barracks 15 dwellings. Not counted in supply at this stage	15
Vicarage Lane.	N/A	Plans underway	Ashford Borough Council has appointed specialist developer, Milligan, to help deliver the ambitious Vicarage Lane town centre redevelopment project. The scheme, which includes the former Mecca bingo hall in the Lower High Street, is a proposed mixed use development, aiming to deliver 230 quality homes, cultural and performance space, food and drink outlets	230

¹² C2 dwellings are subject to a ratio for the equivalent number of dwellings. This is calculated as X/1.8, where X is the number of rooms in C2 use.

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			and workspace. Not counted in supply at this stage	
Land south of 11 Butt Field Road, Singleton	21/00119/PRE	Pre-application	Site was previously allocated in the Urban Sites DPD and has an expired outline and RM consent for 12 units (2017). Pre-application advice has recently been sought for a revised scheme of around 10 units.	10
Sub-total				587
TOTAL (Counted as evidence of future windfalls – Year 4 & 5*)				300

*Note that sites in table A7 above are not specifically counted in the 5 year supply, but are considered supporting evidence of future expected windfalls of 300 homes in years 4 & 5.

Table A8 Minor windfall permissions

Key: NS = Not Started, UC = Under Construction, CP = Complete, FL = Full Application, OA = Outline Application, RM = Reserved Matters, COU = Change of Use

Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
Windfalls with previous completions							
14/01303/AS	Land rear of Crossways, Canterbury Road, Challock	FL	UC	0	2	0	2
18/00569/AS	Little Hookstead Farm, Hookstead, High Halden, Ashford, Kent,	COU	UC	0	2	2	2
18/01672/AS	Lime Kiln Farm, Tilden Chapel Lane, Smarden, Ashford	COU	UC	0	1	1	1
19/00941/AS 19/00941/AM01/A S 20/01212/AS	Peniel, Bethersden Road, Smarden, Ashford, Kent	FL	UC	0	2	-1	2
Sub-total				0	7	2	7
Replacement dwellings with net additional gain							
19/00752/AS	Blackbarn Farm, Poplar Road, Wittersham, Tenterden	FL	NS	-1	0	0	-1
17/00663/AS	Little Burton Farm House, George Williams Way, Kennington, Ashford, Kent,	FL	NS	2	0	0	2
16/00598/AS	Little Orchards, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	8	0	0	8
18/00972/AS	6A High Street, Tenterden, Kent	FL	NS	-1	0	0	-1
18/00486/AS	Bali Hai, Charing Hill, Charing, Ashford, Kent,	FL	NS	1	0	0	1
19/00160/AS	The Flat, 11 Grange Road, Tenterden, Kent	FL	NS	1	0	0	1
19/01785/AS	Eleven Acre Shaw, Redbrook Street, Woodchurch, Kent	FL	NS	3	0	0	3
19/00445/AS	Millgarth, The Hill, Charing, Ashford, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01312/AS	Little Acorns, Green Lane, Challock, Ashford, Kent	OA	NS	1	0	0	1
19/00510/AS 21/00407/AS	135 Tally Ho Road, Shadoxhurst, Ashford, Kent	FL	UC	2	0	0	2
19/00841/AS	Harwood House, Oxenturn Road, Wye, Kent	FL	NS	-1	0	0	-1
16/01402/AS	Casa Amica and Ripleys Auto Spares Ltd, Brisley Lane, Bilsington, Ashford, Kent	OA	NS	6	0	0	6
20/00799/AS 20/00799/AM01/AS 20/00799/AMND/AS 20/00799/AM02/AS	Sun Patch, The Street, Egerton, Ashford, Kent	FL	NS	1	0	0	1
Sub-total				23	0	0	23
Windfalls all other							
17/00512/AS	18 School Road, Charing, Ashford, Kent	FL	UC	0	1	0	1
17/00058/AS	Agricultural Barn at Marten Farm, Martens Lane, High Halden	COU	NS	1	0	0	1
18/01862/AS	Wedlock Farm, Harbourne Lane, High Halden, Ashford, Kent	COU	NS	1	0	0	1
17/01919/AS	Barn opposite Orchards, Pested Lane, Challock, Kent	FL	NS	1	0	0	1
19/01692/AS	Fredsland Farm, Elvey Lane, Pluckley, Ashford,	COU	NS	2	0	0	2
17/00910/AS	Agricultural building 450 metres south east of Newlands Stud, Newlands Road, Charing, Kent	COU	UC	0	2	0	2
17/01530/AS	Bottle Farm, Hart Hill, Charing, Ashford,	FL	NS	1	0	0	1
18/01262/AS	Land North West and Adjacent to Hollydene, Buck Street, Challock	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
16/01623/AS	24A Bank Street, Ashford, Kent	FL	UC	0	3	0	3
19/00506/AS	Balcony Farm, Haycross Lane, Woodchurch, Ashford, Kent	COU	NS	5	0	0	5
16/00053/AS; 19/00933/AS (re-submission)	Cranwell House, The Forstal, Church Road, Mersham, Ashford	OA	NS	1	0	0	1
20/00560/AS	225 Faversham Road, Kennington, Kent	FL	NS	2	0	0	2
17/00172/AS 21/00292/AS	Buildings and Yard opposite Laurenden, Cranbrook Road, Tenterden, Kent	FL	NS	3	0	0	3
16/01531/AS; 16/01531/AM01/AS	Land N of Bagham Road and SW of Berry House Lodge, Mulberry Hill, Chilham	FL	UC	0	2	0	2
21/00165/AS	Plot 2, Former Ingleden Park Riding Centre, Swain Road, Tenterden, Kent	FL	NS	1	0	0	1
20/01226/AS	Plot 1 at the former Ingleden Park Riding Centre, Swain Road, Tenterden, Kent	FL	UC	1	0	0	1
20/00513/AS 20/00513/AMND/AS	North Barn, Kenardington Road, Warehorne, Ashford, Kent	FL	NS	1	0	0	1
18/00961/AS	Jennings Farm, Charing Road, Pluckley, Ashford, Kent,	FL	NS	1	0	0	1
17/00066/AS	Agricultural Building, Park Farm, Frittenden Road, Biddenden, Kent	COU	NS	1	0	0	1
16/01258/AS, 18/00094/AS	Mainey Farm, Pluckley Road, Maltmans Hill, Smarden	COU	UC	0	1	0	1
20/00322/AS	Noakes Farm, Ash Hill, Ruckinge, Ashford, Kent	FL	UC	0	5	0	5
17/01916/AS	2 Hamilton Road, Willesborough, Ashford, Kent	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/01739/AS	New Langley Farm, Bethersden Road, Smarden, Ashford, Kent	FL	NS	1	0	0	1
18/00465/AS	Land between Beechwood Farm and London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	4	0	0	4
20/00082/AS	Barn at, Spot House Farm, Warehorne Road, Warehorne, Kent	COU	NS	1	0	0	1
17/01699/AS	Cranwell House, The Forstal, Church Road, Mersham, Ashford	FL	UC	0	2	0	2
19/00239/AS	Beacon Oaks, Coldblow, Woodchurch, Ashford	COU	UC	0	1	0	1
17/00421/AS	34 Breadlands Road, Willesborough, Ashford, Kent	FL	NS	1	0	0	1
14/01529/AS, 18/00099/AS	Land rear of 16 High Street, Tenterden	FL	NS	2	0	0	2
15/00693/AS	The Barn at Goldwell Manor, Ninn Lane, Great Chart	FL	NS	1	0	0	1
19/01787/AS	Roughlands Farm House, Lewd Lane, Smarden, Ashford	COU	UC	0	1	0	1
16/01200/AS	Frith Farm, Coopers Lane, Aldington Frith, Aldington, Ashford	COU	NS	3	0	0	3
17/01177/AS	35 Canterbury Road, Ashford, Kent	FL	NS	1	0	0	1
16/00893/AS	Squires, Olantigh Road, Wye, Ashford, Kent	FL	NS	4	0	0	4
17/00925/AS	Ashford Hospital N H S Trust, Kings Avenue, Ashford, Kent,	FL	UC	0	4	0	4
17/01470/AS	Agricultural Building east of Oaktree Cottage, Manor Pound Lane, Brabourne, Kent	COU	NS	1	0	0	1
16/00649/AS	Bank Chambers, 1 Bank Street, Ashford	FL	NS	4	0	0	4

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
16/00375/AS	Sandhurst Farm, Bethersden Road, Smarden, Ashford, Kent	COU	UC	0	1	0	1
16/00835/AS	Little Court, Maytham Road, Rolvenden, Cranbrook, Kent	FL	NS	1	0	0	1
17/01307/AS	Burton, 74-76 High Street, Ashford	FL	NS	2	0	0	2
19/00798/AS	Orchard Barn, Gribble Bridge Lane, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
19/01364/AS; 19/01364/AMND/ AS	Agricultural Building at, Great Batchelors Lodge, Sissinghurst Road, Biddenden, Kent	FL	UC	0	1	0	1
20/00062/AS	Golden Wood Farm, Brisley Lane, Ruckinge, Ashford, Kent,	COU	NS	1	0	0	1
18/01531/AS	Land rear of Millgarth, The Hill, Charing, Kent	FL	NS	5	0	0	5
17/01084/AS	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	5	0	0	5
16/00111/AS	Mercers of Tenterden, Station Road, Tenterden	FL	UC	0	5	0	5
17/00438/AS 17/01226/AS 20/00565/AS	Part garden land of 5, Grosvenor Road, Kennington, Kent	FL	UC	0	1	0	1
16/00806/AS, 17/00321/AS, 19/01442/AS	Proposed new dwelling south of 30, Longbridge, Willesborough, Kent	FL	NS	1	0	0	1
16/00644/AS	Conley Farm Barn, Bulltown Lane, Brabourne	COU	UC	0	1	0	1
19/00187/AS	Dashmonden Farm, High Halden Road, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
17/00244/AS	Land to the rear and north of The Old Surgery, The Street, Appledore, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01411/AS; 19/01411/AMND/ AS	Pinnock Yard, The Pinnock, Pluckley	FL	NS	4	0	0	4
17/01068/AS	Oakfield Barn, Church Hill, Charing, Ashford	FL	NS	1	0	0	1
11/01478/AS, 15/01154/AS	Southfield, Southfield Lane, Charing, Ashford, Kent	FL	UC	0	1	0	1
17/01840/AS	Wycycle Ltd, Former Nacolts Brickworks, Nacolts, Brook, Ashford,	FL	NS	8	0	0	8
17/00097/AS	Stonelees, Laws Lane, Mersham, Ashford, Kent	COU	NS	1	0	0	1
17/01709/AS	Barn at, Guy House, River Hall Lane, Biddenden, Kent	FL	UC	0	1	0	1
20/01206/AS 21/00427/AS	Agricultural Building known as Tyler Barn, Old Harrow Farm, Link Hill Lane, Egerton, Kent	FL	UC	0	1	0	1
17/01772/AS	Office Building at, Ford Mill, The Street, Little Chart, Ashford, Kent,	COU	NS	1	0	0	1
16/01587/AS	Sabah House, Harbourne Lane, High Halden, Ashford, Kent	COU	NS	1	0	0	1
16/01483/AS, 16/01484/AS	Mobile Cottage, 3 Middle Row, High Street, Ashford	FL	UC	0	1	0	1
18/01625/AS	Braehead, 198 Sandhurst Lane, Boughton Aluph, Ashford, Kent,	RM	UC	0	1	0	1
19/00574/AS 19/00574/AMND/ AS	Brook Baptist Chapel, The Street, Brook, Ashford	FL	UC	0	1	0	1
17/00522/AS	The Bothy, 9 Church Hill, Chilham, Canterbury	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01766/AS; 19/01766/AMND/ AS	Land rear of Manorwood House, Woodchurch Road, Shadoxhurst, Kent	FL	NS	1	0	0	1
17/01211/AS	Walnut Tree Farm, Church Road, Smeeth, Ashford, Kent	COU	NS	1	0	0	1
17/00770/AS	Stafford Farm, Moons Green, Wittersham, Tenterden	RM	NS	1	0	0	1
17/01713/AS	The Surgery, Goldwell Close, Aldington, Ashford, Kent,	FL	NS	1	0	0	1
16/01290/AS	W S Pardons Ltd, Station Road, Tenterden	COU	NS	2	0	0	2
17/01508/AS	Land south east of Viaduct Terrace and rear of Whispers, Warehorne Road, Warehorne, Kent	FL	UC	0	1	0	1
17/01854/AS	Agricultural Building at, Townland Farm, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	1
17/01581/AS 17/0 1581/AMND/AS 17/01581/AM01/A S	23 Tufton Street, Ashford, Kent,	FL	UC	0	9	0	9
18/00151/AS	Little Crampton Farm, High Halden Road, Biddenden, Ashford, Kent	COU	NS	1	0	0	1
20/00506/AS	Barn at, Dashmond Farm, High Halden Road, Biddenden, Kent	FL	NS	1	0	0	1
17/01884/AS	Cherry Farm, Rose Lane, Lenham, Maidstone, Kent,	COU	NS	2	0	0	2
18/00270/AS	Goldwell Court, Goldwell Lane, Aldington, Kent	COU	NS	2	0	0	2
17/00950/AS; 17/00950/AMND/ AS	Land to rear of 96A, Kingsnorth Road, Ashford, Kent	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/00119/AS, 18/01650/AS	15 Canterbury Road, Ashford, Kent	FL	NS	1	0	0	1
19/00288/AS; 19/00289/AS	Stable Block at, Wytherling Court, Withersdane Lane, Molash, Kent	FL	NS	1	0	0	1
18/00495/AS	Magee Gammon, 19 North Street, Ashford	COU	NS	4	0	0	4
18/00152/AS	Upper Bilham House, Cheesemans Green Lane, Mersham, Ashford, Kent	COU	NS	2	0	0	2
19/01299/AS	Silver Birches, Tenterden Road, Biddenden, Ashford, Kent,	FL	NS	1	0	0	1
19/00525/AS	Land adjacent to Old Corn Store, Pluckley Road, Charing, Kent	RM	UC	0	3	0	3
17/00865/AS	Charing Motors Ltd, Northdown Service Station, Maidstone Road, Charing, Ashford, Kent,	FL	NS	3	0	0	3
18/00471/AS; 18/00471/AMND/ AS	Springfield Farm, Charing Heath Road, Charing, Ashford, Kent,	FL	NS	1	0	0	1
18/00800/AS	Medhurst Farm, Fosten Lane, Biddenden, Ashford, Kent,	COU	NS	1	0	0	1
18/00760/AS	Former Kennels Site, Wye Road, Wye	FL	UC	0	1	0	1
18/00191/AS	Land to the rear of The Red Lion Public House, Egerton Road, Charing, Kent	FL	UC	0	5	0	5
18/00801/AS	27-27A Bank Street, Ashford, Kent,	COU	NS	5	0	0	5
17/01927/AS	Ellison Court, Sissinghurst Road, Biddenden, Ashford, Kent,	FL	NS	2	0	0	2
18/00875/AS	Barn at, Maid Morton, Hythe Road, Smeeth, Kent	COU	NS	1	0	0	1
19/00849/AS	Pullen Barn Farm, Headcorn Road, Biddenden, Ashford, Kent	FL	NS	2	0	0	2

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/00459/AS	Buss Farm, Tuesnoad Lane, Bethersden, Ashford, Kent	FL	NS	3	0	0	3
18/00954/AS	Bridge Farm, Church Road, Warehorne, Ashford, Kent, (PART SUPERSEDED BY 19/01399/AS)	Cert. of Lawful Use or Dev (prop)	NS	1	0	0	1
18/00978/AS	Unit 2, Wissenden Corner, Wissenden Lane, Bethersden, Ashford, Kent,	COU	NS	3	0	0	3
18/01052/AS	Little Omenden Farm, Biddenden, Ashford	COU	NS	1	0	0	1
18/00381/AS 20/01721/AS 21/00232/AS	1 The Street, Appledore, Ashford, Kent,	FL	UC	0	4	0	4
18/01129/AS	Willow Cott Farm, Brook Street, Woodchurch, Ashford, Kent,	COU	NS	1	0	0	1
18/00745/AS	Garden Land east of 18, Clynton Way, Ashford, Kent	FL	UC	0	1	0	1
18/01258/AS	Burscombe Farmhouse, Coach Road, Egerton, Ashford, Kent	COU	NS	3	0	0	3
18/01048/AS	Agricultural buildings at New House Farm, Gribble Bridge Lane, Biddenden, Kent	COU	UC	0	1	0	1
17/00538/AS	Former site of Precinct 13, Ashford Road, High Halden, Ashford, Kent	FL	NS	9	0	0	9
18/00551/AS	Land between the Pig and Whistle Farmhouse and Minden Cottage, Ashford Road, Great Chart, Kent	FL	NS	6	0	0	6
20/00192/AS	Ibornden Farm, Frittenden Road, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
19/01722/AS	Crossways, Canterbury Road, Challock	FL	UC	0	1	0	1
18/01094/AS; 20/00070/AS	Heronden, Smallhythe Road, Tenterden, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/00679/AS	Land at 3 Brickfield Cottage, Harville Road, Wye, Kent	FL	NS	1	0	0	1
18/01484/AS	Jennings Farm, Charing Road, Pluckley, Ashford, Kent,	COU	NS	2	0	0	2
18/01431/AS	Land at St Michaels Place, Grange Road, Tenterden, Kent	FL	NS	1	0	0	1
18/01388/AS	16A Bank Street, Ashford, Kent	FL	NS	1	0	0	1
18/01141/AS; 21/00508/AS	Land rear of Stephendale, Ashford Road, St Michaels, Tenterden, Kent	FL	NS	1	0	0	1
17/01801/AS	Tenterden Car Wash, Recreation Ground Road, Tenterden, Kent	FL	UC	0	6	0	6
18/01555/AS	Skidd Farm, Stone Hill Road, Egerton, Kent	COU	NS	3	0	0	3
18/01360/AS	Top to Tail, 272 Faversham Road, Kennington, Ashford, Kent	FL	NS	1	0	0	1
18/00976/AS	Bower Farm, Bower Road, Mersham, Ashford, Kent,	FL	UC	0	5	0	5
18/01011/AS	Brook Farm Barn, Brook Street, Woodchurch, Ashford, Kent	FL	UC	0	1	0	1
18/00902/AS	The Coach House Clinic, 155A High Street, Tenterden, Kent,	FL	NS	1	0	0	1
18/01637/AS; 20/00074/AS	Ashburnham House, Ashford Road, St Michaels, Tenterden, Kent,	FL	UC	0	2	0	2
18/01472/AS	New Street Farm, Chilmington Green Road, Great Chart, Ashford, Kent	FL	NS	2	0	0	2
20/00290/AS	Former Pig Research Unit, Amage Road, Wye	FL	UC	0	1	0	1
18/00809/AS	Gardeners House, Faversham Road, Boughton Aluph, Ashford, Kent,	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
17/01694/AS, 17/01695/AS	Chilham Water Mill, Ashford Road, Chilham, Canterbury, Kent CT4 8EE	FL	NS	3	0	0	3
19/01603/AS	Agricultural Barn at, The Farriers, Mundy Bois Road, Egerton, Kent	FL	NS	1	0	0	1
18/01505/AS	Part of garden north of Poplar Farm House, Poplar Road, Wittersham	FL	NS	1	0	0	1
18/01249/AS	Little Pottery Farm, Naccolt, Brook, Ashford	FL	UC	0	1	0	1
18/01836/AS	Rear gardens of 23 and 25, Windmill Close, Willesborough	FL	UC	0	2	0	2
19/00535/AS	Beult Cottage, Ashford Road, Bethersden, Ashford	FL	UC	0	1	0	1
18/01566/AS 18/01566/AMND/ AS	Land between Paddock Rise and Rock Cottage, Canterbury Road, Challock, Kent	FL	NS	1	0	0	1
19/00313/AS	Nimrod Farm, Ongley Lane, Biddenden, Ashford, Kent,	FL	UC	0	1	0	1
19/00455/AS 21/00145/AS	Land West of Hofee, Frensham Road, Rolvenden, Kent	RM	NS	1	0	0	1
18/01095/AS	Land 20m East of Kingsnorth Stores, Church Hill, Kingsnorth, Kent	FL	NS	1	0	0	1
18/01813/AS	39 North Street, Ashford	FL	NS	3	0	0	3
18/00260/AS	Land to the east of, 9 Appledore Road, Woodchurch, Kent	FL	NS	1	0	0	1
19/00039/AS	Brookside House, Canterbury Road, Kennington, Ashford, Kent	FL	NS	1	0	0	1
19/00842/AS	Plot 1, Former Wye College Pig Unit, Amage Road, Wye	FL	UC	0	1	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/01024/AS	Land south of Viaduct Terrace and adjacent to railway line, Warehorne Road, Hamstreet, Kent	FL	UC	0	3	0	3
18/00529/AS 18/00556/AS	Star Farmhouse, Wissenden Green, Bethersden, Ashford, Kent	FL	NS	1	0	0	1
19/00076/AS 19/00572/AS	30-32 High Street, Wye, Ashford, Kent	FL	UC	0	6	0	6
19/00168/AS	Agricultural building 450 metres south east of Newlands Stud, Newlands Road, Charing, Kent	COU	NS	2	0	0	2
19/00137/AS	Middle Barn at, Castweazle Farm, Fosten Lane, Biddenden, Kent	COU	NS	1	0	0	1
20/00913/AS	Agricultural Building, Wanden Farm, Wanden Lane, Egerton, Kent	FL	NS	2	0	0	2
18/01651/AS	Pathside, Canterbury Road, Charing, Ashford, Kent	FL	NS	1	0	0	1
18/01846/AS	The Verdo, Staple Lees, Hastingleigh, Ashford, Kent	FL	UC	0	1	0	1
19/00291/AS	Agricultural Barn at, Hans Farm, Kitsbridge Lane, Ruckinge, Kent	COU	ns	1	0	0	1
18/00681/AS	Land at the rear of Halbrook House, Pluckley Road, Charing, Kent	FL	NS	1	0	0	1
19/00265/AS	Bond Farm, Bond Lane, Kingsnorth, Ashford	COU	NS	2	0	0	2
19/00125/AS	The Lodge, Willesborough Road, Kennington, Ashford, Kent	FL	NS	1	0	0	1
18/01248/AS	The Mews, Ingleden Park, Swain Road, Tenterden, Kent	FL	NS	1	0	0	1
20/00975/AS	Land adjacent to, Well House, 4 Court Lodge Road, Appledore, Kent	FL	NS	5	0	0	5

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/00394/AS	Land adjacent Bridleway, Mill Lane, Kennington, Kent	FL	NS	1	0	0	1
18/00065/AS	37 Sparkeswood Avenue, Rolvenden, Cranbrook, Kent	FL	NS	1	0	0	1
19/00498/AS	Land abutting 2 Fir Court, Hythe Road, Willesborough, Ashford, Kent	FL	NS	1	0	0	1
19/00311/AS	2 Common Way, Hothfield, Ashford, Kent	FL	NS	1	0	0	1
18/01855/AS; 18/01856/AS	Quarrington Oast House, Quarrington Farm, Quarrington Lane, Brabourne, Kent	FL	NS	2	0	0	2
19/00601/AS	10 Eggringe, Singleton, Ashford	FL	NS	1	0	0	1
19/00592/AS	Agricultural building and land north of Coggers Cottage Boldshaves Oast House, Frogs Hole Lane, Woodchurch	COU	NS	1	0	0	1
19/00374/AS	Kew House, Buck Street, Challock, Ashford	FL	NS	1	0	0	1
19/01544/AS	The Nursery, The Street, Hothfield, Ashford, Kent	FL	NS	1	0	0	1
19/00622/AS	Land at 16, Orion Way, Willesborough	FL	NS	1	0	0	1
19/00449/AS; 19/00449/AMND/ AS; 21/00544/AS 19/00449/AM01/A S	First and second floors, 108-110 High Street, Ashford	FL	UC	0	4	0	4
19/00344/AS	Barn B, New Langley Farm Buildings, Bethersden Road, Smarden, Kent	FL	NS	1	0	0	1
19/00249/AS	Gardeners House, Faversham Road, Boughton Aluph, Ashford, Kent	FL	UC	0	1	0	1
19/00441/AS	Land southeast of 1 Wilkinson Close, Ashford Road, Charing, Kent	FL	NS	4	0	0	4

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/00627/AS; 19/01754/AS	Land adjoining The Beeches known as Trebyan, Blackwall Road, Wittersham, Kent	FL	NS	1	0	0	1
19/00628/AS	Land adjoining The Beeches known as Trebyan, Blackwall Road, Wittersham, Kent	FL	NS	1	0	0	1
19/00630/AS	99 Godinton Road, Ashford, Kent	FL	UC	0	1	0	1
19/01618/AS	Old Dairy Cottage, Pook Lane, Biddenden, Ashford, Kent	FL	NS	2	0	0	2
18/00022/AS	Park House Farm, Westwell Lane, Westwell, Ashford, Kent	FL	UC	0	2	0	2
20/00049/AS	Madrona Nursery, Pluckley Road, Bethersden, Ashford	FL	NS	2	0	0	2
19/00677/AS	Larkfield, Maidstone Road, Charing, Ashford, Kent	FL	UC	0	1	0	1
18/01247/AS	Elite, Hornash Lane, Shadoxhurst, Ashford, Kent	OA	NS	5	0	0	5
19/00898/AS	Building A, Podkin Farm House, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	1
19/00900/AS	Building B, Podkin Farm House, High Halden Road, Biddenden, Kent	COU	NS	1	0	0	1
19/00794/AS	Kings Wood View, Buck Street, Challock, Ashford	FL	NS	1	0	0	1
19/00547/AS	Land north west of Hampton Farm formerly Hampton Manor, Hampton Lane, Brabourne, Kent	FL	NS	1	0	0	1
19/00635/AS	Land between Blue Anchor and Danehurst, Hamstreet Road, Ruckinge, Kent	FL	UC	0	3	0	3
19/00600/AS	Green Hedges, Beacon Oak Road, Tenterden, Kent	FL	NS	4	0	0	4

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/00440/AS	Hunt Street Farm Cottage, Hunt Street, Crundale, Canterbury	FL	NS	1	0	0	1
19/00314/AS	10-12 Olantigh Road, Wye, Ashford, Kent	FL	NS	2	0	0	2
19/00684/AS	Rainbow Chinese Restaurant and Takeaway, Ashford Road, Charing, Ashford, Kent	FL	NS	1	0	0	1
19/00938/AS	Land East of 15, Cot Lane, Biddenden, Kent	FL	NS	1	0	0	1
19/00360/AS	Frogshole Farm, Sissinghurst Road, Biddenden, Ashford, Kent	FL	UC	0	1	0	1
19/00988/AS	Barn 1, Court Lodge Farm, Church Lane, Hamstreet, Kent	COU	NS	0	0	0	0
19/00989/AS	Barn 2, Court Lodge Farm, Church Lane, Hamstreet, Kent	COU	NS	0	0	0	0
19/00987/AS 21/00160/AS	Land to the south west of Elm Tree Garage, Ashford Road, High Halden, Kent	FL	UC	0	1	0	1
19/00106/AS	The Dairy, Gilham Farm, Smarden, Ashford	FL	NS	1	0	0	1
19/00776/AS; 19/00776/AMND/ AS	Land west of Viaduct Terrace, Warehorne Road, Warehorne, Kent	FL	UC	0	8	0	8
19/01225/AS	1 Jireh House, Ashford Road, St Michaels, Tenterden, Kent	FL	UC	0	1	0	1
19/01178/AS	6 The Street, Appledore, Ashford, Kent	FL	NS	1	0	0	1
19/01183/AS	6 Hillbrow Road, Ashford, Kent	FL	NS	1	0	0	1
19/01148/AS	Agricultural Building at, Townland Farm, High Halden Road, Biddenden, Kent	FL	UC	0	1	0	1
19/00577/AS	72 The Street, Kennington, Kent	FL	NS	1	0	0	1

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Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
19/01118/AS; 19/01118/AMND/ AS	Land south west of The Old Corn Store, Pluckley Road, Charing, Kent	RM	UC	0	1	0	1
19/01306/AS	Eggscentricity Ranch, Pluckley Road, Smarden, Ashford, Kent	FL	NS	1	0	0	1
21/00217/AS 21/00723/AS	Part of garden at, Four Acres, Shawlands Lane, High Halden, Kent	RM	NS	1	0	0	1
19/01322/AS	Tutt Hill Farm, Westwell Lane, Westwell, Ashford, Kent,	COU	NS	1	0	0	1
19/01742/AS; 19/01742/AMND/ AS	Former Pig Research Unit, Amage Road, Wye	FL	UC	0	1	0	1
19/01452/AS	Ritoweg Farm, Headcorn Road, Smarden, Ashford, Kent	COU	NS	2	0	0	2
19/00224/AS; 19/00225/AS	The Collection Ashford, 2 North Street, Ashford	FL	NS	6	0	0	6
19/01492/AS	Stonebridgelands, Front Road, Woodchurch, Ashford	RM	NS	1	0	0	1
19/01399/AS	Barn 3, Bridge Farm, Church Road, Warehorne, Kent	COU	NS	2	0	0	2
19/01302/AS	2 Bramble Villas, Bramble Lane, Wye, Ashford, Kent	FL	NS	1	0	0	1
19/01416/AS	Barn at Philpotts, Smallhythe Road, Tenterden, Kent	COU	NS	1	0	0	1
19/00321/AS	80 The Street, Willesborough, Ashford, Kent	FL	NS	1	0	0	1
19/01519/AS	Little Chambers Green Farm, Dowle Street Road, Pluckley, Ashford, Kent	COU	NS	2	0	0	2
19/01646/AS	Building A, New Barn Farm, Ashford Road, High Halden, Kent	COU	NS	2	0	0	2

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				NS	UC	CP	
19/01647/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent	COU	NS	3	0	0	3
19/01651/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent, TN26 3EH	COU	NS	3	0	0	3
19/01652/AS	Building B, New Barn Farm, Ashford Road, High Halden, Kent	COU	NS	2	0	0	2
19/01590/AS	Agricultural Building south of Coombe Lands, Redbrook Street, High Halden	COU	NS	1	0	0	1
19/01629/AS	Barn 1, North Court Farm, Lower Lees Road, Chilham, Kent	COU	NS	1	0	0	1
19/01630/AS	Barn 2, North Court Farm, Lower Lees Road, Chilham, Kent	COU	NS	1	0	0	1
19/01462/AS 19/01463/AS	4 West Cross, Tenterden, Kent	FL	UC	0	2	0	2
19/01422/AS	Land north east of Leacon Farm, Leacon Lane, Charing, Kent	RM	UC	0	1	0	1
18/01016/AS	Land north of Fairlawn, Blind Lane, Mersham, Kent	FL	NS	7	0	0	7
18/00574/AS	Swan Inn, 19 Tufton Street, Ashford, Kent	FL	NS	3	0	0	3
19/01739/AS; 20/00562/AS; 20/00557/AS	Little Omenden Farm, Biddenden, Ashford	FL	NS	1	0	0	1
19/01622/AS	Land rear of 44 and 46, Earlsworth Road, Willesborough, Kent	FL	NS	1	0	0	1
19/01710/AS; 20/00498/AS	Capel Lodge, Newlands Stud, Newlands Road, Charing, Ashford, Kent	FL	UC	0	1	0	1
19/01786/AS	Cott Farm, Cot Lane, Biddenden, Ashford, Kent	COU	NS	1	0	0	1

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				NS	UC	CP	
19/01553/AS; 19/01553/AMND/ AS	Plough Inn, Lees Road, Brabourne, Ashford, Kent	FL	UC	0	1	0	1
20/00060/AS	Outbuildings at land rear of, Damar, The Street, Brook	FL	NS	1	0	0	1
21/00176/AS	Barn 1, Stone Green Nurseries, Pluckley Road, Bethersden, Kent	COU	NS	2	0	0	2
20/01100 /AS	Land south of Viaduct Terrace and adjacent to railway line, Warehorne Road, Hamstreet, Kent	FL	NS	4	0	0	4
20/00868/AS	Ashstone House, Hamstreet Road, Hamstreet, Ashford, Kent	FL	NS	2	0	0	2
20/00917/AS	Eastwell Farmhouse, East Cross, Tenterden, Kent,	FL	UC	0	1	0	1
20/00009/AS	Agricultural Building east of, Canterbury Road, Boughton Aluph, Kent	COU	NS	1	0	0	1
20/01326/AS	Outbuilding at, Durrants Court, Ashford Road, High Halden, Kent	COU	NS	1	0	0	1
19/01661/AS 20/01506/AS	Woodchurch Post Office, 13 Front Road, Woodchurch, Ashford	FL	UC	0	1	0	1
19/01606/AS; 20/00537/AS	Meadow View, Ashford Road, High Halden, Kent	FL	NS	1	0	0	1
19/01282/AS	Heathlock, Canterbury Road, Challock, Ashford, Kent	FL	NS	1	0	0	1
19/00534/AS	Toke Farm, Ashford Road, Great Chart, Ashford, Kent	FL	NS	1	0	0	1
18/00733/AS; 18/00733/AMND/ AS	Land adjacent The Barn, Chilmington Green Lane, Great Chart, Kent	FL	NS	7	0	0	7

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				NS	UC	CP	
19/01745/AS	Goldwell Farm, Tenterden Road, Biddenden, Ashford, Kent	COU	NS	1	0	0	1
19/00715/AS	Land at Homewood School adjoining Fire Station, Ashford Road, Tenterden, Kent	FL	UC	0	7	0	7
18/01763/AS; 18/01763/AMND/ AS	Land between Stanley House and Long Meadow, Pluckley Road, Smarden, Kent	FL	UC	0	1	0	1
20/01322/AS	1 Durrant Green, Ashford Road, High Halden, Ashford, Kent,	OA	NS	1	0	0	1
20/01074/AS	Birchley House Farm, Fosten Lane, Biddenden, Ashford, Kent,	FL	NS	1	0	0	1
20/00623/AS	Moat Farm, Moons Green, Wittersham, Tenterden,	FL	NS	1	0	0	1
20/00800/AS	New Barn Farm, Ashford Road, High Halden, Ashford, Kent,	FL	NS	5	0	0	5
20/01400/AS	Barn at, Faggs Mount, Smarden Road, Bethersden, Kent	FL	UC	0	1	0	1
20/01110/AS	Land at Handcocks Farm, Bethersden Road, Shadoxhurst, Kent	COU	NS	3	0	0	3
20/01540/AS	Agricultural Building at, Little Acorn Farm, Harris Lane, High Halden, Kent	COU	NS	4	0	0	4
20/01307/AS	Dairy Building, Gable Hook Farm, Ashford Road, Bethersden, Kent	COU	NS	1	0	0	1
20/00693/AS	Proposed dwelling land rear of, 29 Heathside, Appledore, Kent	FL	NS	0	1	0	1
20/01120/AS	Lindas Florist, 50 High Street, Ashford,	Cert. of Lawful Use or Dev (prop)	NS	2	0	0	2

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				NS	UC	CP	
20/01126/AS	Agricultural Building at, Winters Court Farm, Old Surrenden Manor Road, Bethersden, Kent	COU	NS	2	0	0	2
20/00079/AS	Garages behind 2 to 8, Beacon Oak Road, Tenterden, Kent	FL	NS	1	0	0	1
20/00096/AS	14 Bank Street, Ashford, Kent	Cert. of Lawful Use or Dev (prop)	NS	2	0	0	2
19/01675/AS	Oak Apple Cottage, Canterbury Road, Challock, Ashford, Kent, TN25 4DF	FL	NS	1	0	0	1
20/00085/AS	Ruffins Hill Farm, Roman Road, Aldington, Ashford, Kent	COU	NS	1	0	0	1
18/01454/AS 18/01454/AMND/AS 18/0454/AM01/AS	Andrews Garage, Plain Road, Smeeth, Ashford, Kent	FL	UC	0	5	0	5
20/00091/AS	85 Kilndown Close, Stanhope, Ashford, Kent	FL	NS	1	0	0	1
19/01575/AS	The Bakery House, The Street, Mersham, Ashford	FL	UC	0	1	0	1
18/01216/AS	Church Hill Cottage, Church Hill, Charing, Ashford	FL	NS	1	0	0	1
20/00061/AS	Redwood House, Canterbury Road, Charing, Ashford, Kent	COU	NS	1	0	0	1
20/00145/AS	Dillington, Pluckley Road, Charing, Ashford, Kent,	FL	NS	1	0	0	1
20/00139/AS	Glebe Orchard, Bowerland Lane, Chilham, Canterbury	COU	NS	1	0	0	1

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				NS	UC	CP	
20/00032/AS	Former Stables, Rowling Street Farm, Rowling Street, Bilsington, Kent	FL	UC	0	1	0	1
19/01274/AS	Land adj to Tower Lodge, Charing Hill, Charing, Kent	FL	UC	0	4	0	4
20/00165/AS	Land known as Dering Farm, Green Hill Lane, Egerton, Kent	COU	NS	1	0	0	1
20/01727/AS	Ragged Barn, Mundy Bois Road, Egerton, Ashford, Kent,	COU	NS	1	0	0	1
19/01756/AS	Pond Barn, Willow Farm, Stonebridge Green Road, Egerton, Ashford, Kent	FL	UC	0	1	0	1
19/01365/AS	Home Lea, Canterbury Road, Chilham, Canterbury, Kent,	FL	NS	1	0	0	1
19/01201/AS	London Beach Golf Club, Ashford Road, St Michaels, Tenterden, Kent,	FL	NS	3	0	0	3
18/00120/AS	Ashford Road Service Station, Ashford Road, Chilham, Canterbury, Kent	FL	NS	5	0	0	5
20/00092/AS	Stonebridge Barn, Brook Street, Woodchurch, Ashford, Kent	FL	NS	1	0	0	1
19/01759/AS; 19/01759/AMND/ AS	Court Lodge Farm, Church Lane, Hamstreet, Ashford, Kent	FL	NS	1	0	0	1
19/01447/AS	59 Jemmett Road, Ashford, Kent	OA	NS	2	0	0	2
19/00632/AS	16 Rogersmead, Tenterden, Kent	FL	NS	1	0	0	1
19/01690/AS	Land east of Chestnuts, Biddenden, Kent	FL	UC	0	1	0	1
20/00238/AS	Applewood Farm, Pested Lane, Challock, Ashford, Kent	FL	NS	1	0	0	1
20/00101/AS	2 Fir Court, Hythe Road, Willesborough, Ashford	FL	NS	1	0	0	1
20/00375/AS	17 Drum Lane, Ashford, Kent,	FL	NS	3	0	0	3

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				NS	UC	CP	
20/00339/AS	1 Kiln Close, Challock, Ashford, Kent	FL	NS	1	0	0	1
18/00868/AS	Land north west of Swan Street House, Charing Heath Road, Charing, Kent	OA	NS	5	0	0	5
18/00974/AS	Land West of Kingsgate Cottage, Frensham Road, Rolvenden, Kent	FL	NS	4	0	0	4
20/00461/AS	Little Halden Farm, Tenterden Road, Rolvenden, Cranbrook, Kent	COU	NS	1	0	0	1
21/00096/AS	Berridge Farm, Brook Street, Woodchurch, Ashford, Kent,	COU	NS	1	0	0	1
20/00273/AS	The Warren, Green Lane, Challock, Ashford, Kent	FL	NS	1	0	0	1
18/01447/AS	Land between Brookfield and Church Hill Cottage, Church Hill, Charing	FL	NS	4	0	0	4
20/00327/AS	Land SE of Plum Trees, Bowerland Lane, Chilham	RM	UC	0	1	0	1
20/00320/AS	Swift Farm, Smarden Bell Road, Smarden, Ashford, Kent	FL	UC	0	2	0	2
20/00639/AS 20/00639/AMND/ AS	Abbottsfield, Lees Road, Brabourne, Ashford, Kent	FL	UC	0	2	0	2
17/00982/AS	Cherries, Canterbury Road, Chilham, Canterbury, Kent	OA	NS	1	0	0	1
16/00172/AS	Little Barn, The Lees, Canterbury Road, Challock, Ashford, Kent	OA	NS	1	0	0	1
16/01874/AS	Land north east of Barkley OS Parcel 1300, Burnthouse Lane, Smarden, Kent	OA	NS	4	0	0	4
17/01629/AS	Plot of land south west of Hillside, Canterbury Road, Chilham, Kent	OA	NS	4	0	0	4
17/01049/AS	1 and 3 Chart Road, Ashford, Kent,	OA	NS	2	0	0	2

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				NS	UC	CP	
18/00251/AS	The Beeches, Ashford Road, Bethersden, Ashford, Kent	OA	NS	4	0	0	4
19/00816/AS	Land north of Baileys Place, Heath Road, Appledore, Kent	OA	NS	2	0	0	2
19/00189/AS	Land west of Stonebridge House, Stonebridge, Brook, Kent	OA	NS	3	0	0	3
20/00430/AS (Superseeded) 20/01192/AS	Ashenden Farm, Bell Lane, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
20/00427/AS	Part of garden land at, 37 Shrubcote, Tenterden, Kent	FL	NS	1	0	0	1
20/00594/AS	Agricultural buildings, at Vitters Oak, Old Surrenden Manor Road, Bethersden, Kent	COU	NS	2	0	0	2
20/00432/AS 20/00433/AS	21-23 Ashford Road, Tenterden, Kent	FL	NS	1	0	0	1
20/00167/AS	112 Shrubcote, Tenterden, Kent	FL	NS	1	0	0	1
20/00237/AS	Agricultural Building east of Oaktree Cottage, Manor Pound Lane, Brabourne, Kent	FL	NS	1	0	0	1
20/00685/AS	2 Little Hookstead, Wrens Nest Lane, High Halden, Ashford, Kent	COU	UC	0	1	0	1
20/00740/AS	Greenacres, Rose Hill, Stone, Tenterden, Kent	COU	NS	3	0	0	3
20/00619/AS	The Orchard, Swan Street, Wittersham, Tenterden	COU	NS	2	0	0	2
20/00583/AS	14 Bank Street, Ashford, Kent	FL	NS	1	0	0	1
20/00425/AS	Former Veterinary Hospital, Maidstone Road, Ashford, Kent	FL	UC	0	3	0	3
20/01770/AS	Little Randolphys Farm, Tenterden Road, Biddenden, Ashford, Kent,	COU	NS	5	0	0	5

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				NS	UC	CP	
20/00736/AS	Barn 3, Stone Green Nurseries, Pluckley Road, Bethersden, Kent	COU	NS	1	0	0	1
21/00175/AS	Barn 2, Stone Green Nurseries, Pluckley Road, Bethersden, Kent	COU	NS	2	0	0	2
20/01092/AS	Land south east of Viaduct Terrace and rear of Whispers, Warehorne Road, Warehorne, Kent	FL	NS	2	0	0	2
20/00948/AS	23 High Street, Biddenden, Ashford, Kent	FL	NS	1	0	0	1
19/01485/AS	3 Queen Street, Ashford, Kent	FL	NS	4	0	0	4
20/00830/AS	Disused Stable Block at, Hammer Mill Oast, Sissinghurst Road, Biddenden, Kent	COU	NS	1	0	0	1
20/00313/AS	Land east of Little Rye, Pilgrims Way, Charing, Kent	FL	NS	3	0	0	3
20/00175/AS	Middlecroft, 2 The Croft, Tenterden, Kent,	FL	NS	1	0	0	1
20/00216/AS	Former Grain Barn, Silks Farm, Amage Road, Wye	FL	NS	1	0	0	1
19/01408/AS	The Knoll, Lees Road, Brabourne, Ashford, Kent	FL	NS	1	0	0	1
20/00304/AS	Eastern part of, Site of Pluckley Brickworks, Station Road, Pluckley, Kent	FL	UC	0	6	0	6
21/00007/AS	Land to the south east of, New Street Farm, Chilmington Green Road, Great Chart, Kent	FL	NS	1	0	0	1
21/00002/AS	Moat Barn, Oak Grove Lane, St Michaels, Tenterden, Kent	OA	NS	1	0	0	1
18/00900/AS	Romden Barn north side of, Romden Road, Smarden, Kent	FL	UC	0	1	0	1
20/00100/AS	Barn at, Ratsbury, Smallhythe Road, Tenterden, Kent	FL	NS	1	0	0	1

Five Year Housing Land Supply 2021-2026

Application	Address	Planning Status (as of 01.04.21)	Construction status (as of 01.04.20)	Number of dwellings			Deliverable supply 2021 - 2026
				NS	UC	CP	
18/01140/AS	Land Fronting Canterbury Rd Ashford Hockey Club	OA	NS	9	0	0	9
Sub-total				437	170	0	607
TOTAL				460	177	2	637

Table A9 Windfalls – Annual Completions (2005-2021)

	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Annual Average (15 yrs)	Annual average (10 yrs)	Annual average (5 yrs)
TOTAL	92	130	65	232	220	172	165	119	81	168	376	259	203	293	225	282	199	217	252
5 year cumulative					739	819	854	908	757	705	909	1003	1087	1299	1356	1262		1014	1201

Table A10 Windfalls - Annual permissions granted (2015 - 2021)

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL	Annual Average
Minor	179	260	294	301	311	185	1530	255
Major	58	240	113	24	158	27	620	103
Total	237	500	407	325	469	212	2150	358

Table A11 – Predicted versus Actual windfall delivery

Year		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Predicted June 2016 Reg 19	Major	85	29	31	36				
	Minor	169	100	100	56				
	TOTAL	254	129	131	93	100	100		
	5 Year					707			
Predicted 2017 Main change& Submission	Major		91	96	96	96			
	Minor		109	104	104	103			
	TOTAL		200	200	200	199	100		
	5 Year						899		
Predicted 2018 Main Mods	Major			209	66*	66*	66*		
	Minor			140	136	136	136		
	TOTAL			349	202	202	202	150	
	5 year							1105	
	TOTAL	259 (25.82%)	203 (18.68%)	293 (22.56%)	263 (19.40%)	282 (25.75%)			
Actual Five Year cumulative completions		1003	1087	1299	1356	1638			

*includes Tilden Gill which was separated in Local Plan 2030 trajectory

Table A12 Expected future losses (major sites)

Application Number	Address	Planning status (1.04.21)	Construction Status (1.04.21)	Number of losses – demolitions or conversions
18/00262/AS	East Stour Court, Mabledon Avenue, Ashford, Kent	Full	NS	Demolition of existing sheltered housing scheme and replacement with over 50s sheltered housing scheme to provide 24no. 1 bed/2 person apartments, 5no. 2bed/3 person apartments, communal facilities and associated parking spaces. This would result in a net loss of 14 dwellings.
TOTAL EXPECTED FUTURE LOSSES				14¹³

¹³ All expected losses are included in the calculation of deliverable supply made on a site by site basis. There is therefore no need to reduce land supply by the amount above, as this would entail double counting of losses.



ASHFORD
BOROUGH COUNCIL

Housing Delivery Action Plan

June 2021

1) INTRODUCTION

The National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance (PPG) set out the need to complete a Housing Delivery Test (HDT). This test measures the number of homes required (as prescribed by Government) over a three-year period against the number of homes delivered and calculates the result as a percentage.

This updated HDT covers the monitoring years for Ashford borough from 2017/18 to 2019/20 and the results were published in January 2021.

Ashford scored an HDT result of **90%**

Delivery performance of less than 95% requires a Housing Delivery Action Plan (HDAP) to be prepared and the application of a 5% buffer to our 5-year housing land supply figure.

The HDAP explores the reasons for under-delivery and establishes actions to reduce the risk of under-delivery getting worse and sets out the measures the Council intends to take to rectify the position.

This HDAP is intended to be a practical document, focussed on effective measures aimed at improving delivery within an area underpinned by local evidence and research of key issues. This HDAP updates the Council's first HDAP, which was published in June 2020.

2) HOUSING DELIVERY IN ASHFORD

The Council have long recognised the importance of housing delivery in terms of the social and economic benefits it brings. This delivery has been consistently shaped by a range of Local Plans that have provided a clear plan-led approach to help steer and shape the market.

This focus continues. The Council's Local Plan 2030 was adopted as recently as 2019. It provides a comprehensive planning policy framework to deliver sustainable housing growth in the borough.

However, it is not about delivering housing above all else. The Council have always placed great importance on the quality of the places that are to be delivered, including how communities will grow and flourish and ensuring that they are supported by infrastructure.

That said, the Council also recognise that it is the development industry and housebuilders who directly impact how many houses are built. This needs to be understood when looking at housing delivery.

The housing market is sensitive to market forces and fluctuations, such as the local and national economic situation and other influences. The ongoing COVID-19 pandemic highlights this fact. As does the previous 2008 market crash and national recession. This clearly restricted public spending on projects and the market's ability to deliver houses, for several years, on a national scale.

Therefore, it is accepted that the rate of housing delivery in the borough will fluctuate over various cycles, despite the Council providing a robust, sound and positively prepared policy framework to help shape its delivery and this framework being up to date.

The most recent Housing Delivery Test result of 90% demonstrates how the market can fluctuate and we welcome the opportunity to revisit this Action Plan.

3) TAKING STOCK

This section of the Action Plan provides a snapshot of various issues that relate to the local housing market and its ability to deliver housing.

It should be noted however, that Government guidance suggests that engagement with stakeholders is required to understand the nature of the housing market and identify any barriers to housing delivery. However, due to the ongoing COVID-19 pandemic, some of this engagement has had to be curtailed. It will be undertaken when circumstances permit.

This is countered somewhat by the fact that the Council recently undertook extensive preparation to support the Local Plan 2030 which was adopted in Feb 2019. This process involved significant engagement with the local housing market, including developers and land agents.

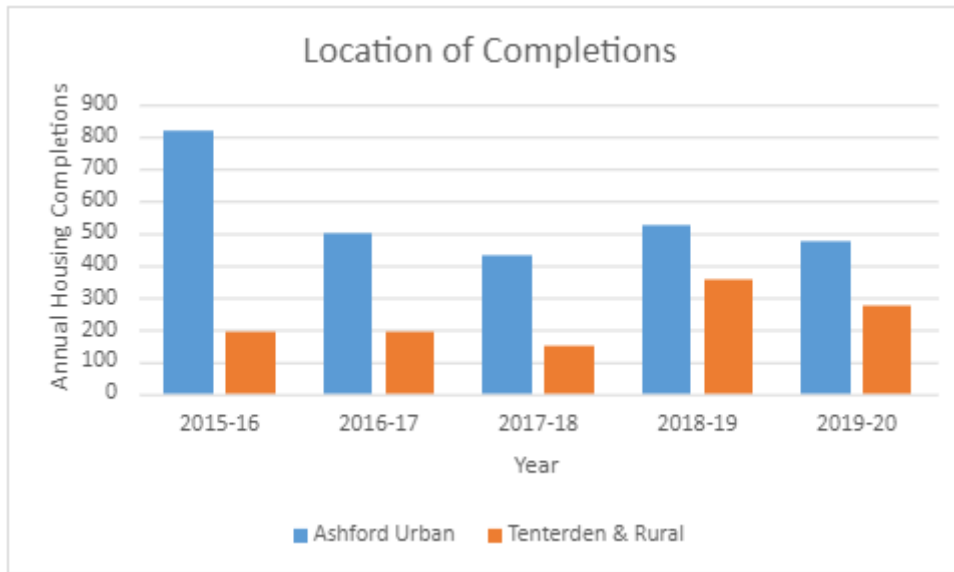
1) HOUSING DELIVERY AND PLANNING DATA

Housing completions: In the past 10 years 5,935 dwellings have been completed in the borough.

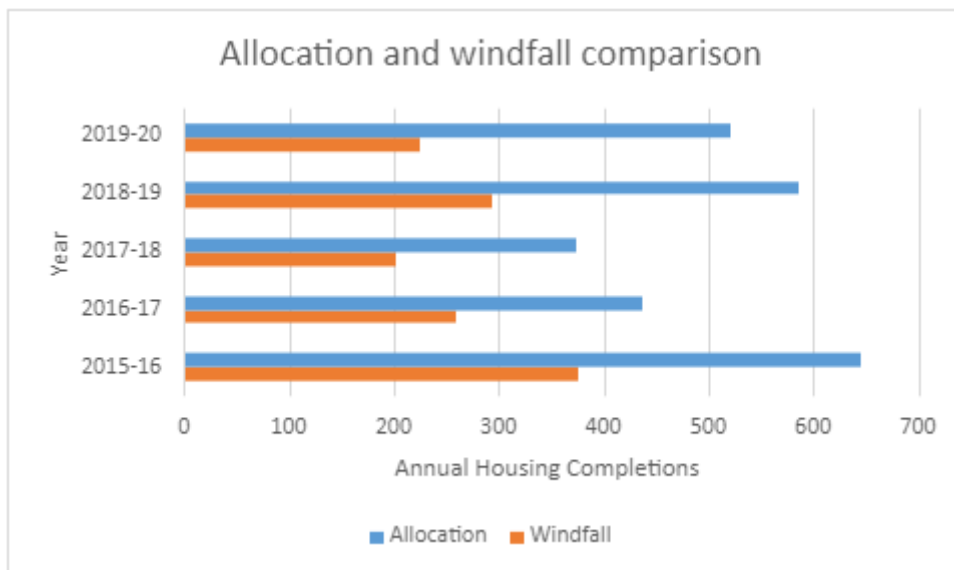
Year	Housing completions
2009/2010	501
2010/2011	555
2011/2012	633
2012/2013	284
2013/2014	137
2014/2015	405
2015/2016	1022
2016/2017	696
2017/2018	577
2018/2019	880
2019/2020	746



Location of completions



Allocation vs Windfall comparison



Number of dwellings granted over the last 5 years



(Note: this does not include the 12/00400/AS Chilmington Green application for 5,750 homes granted permission in 2016-2017)

Five year housing land supply: The Housing Land Supply Calculation set out in the update for 2020-2025, as of 31 July 2020, shows that the Council is able to demonstrate a housing land supply of 4.80 years, including a 5% buffer. Further details can be found in the Council's AMR¹ and the [Five Year Housing Land Supply Update Report](#)².

2) THE NATURE OF THE LOCAL HOUSING MARKET

Active operators: There are a range of operators active in the housing market within the borough, ranging from national house builders to smaller more local ones. This mix brings diversity to the local housing market and makes it more resilient.

Mix of housing sites: The housing strategy adopted in the Local Plan 2030 recognised the demand from the market for a variety of housing products in the borough. This responds to people's various needs, but also the desire to make the local housing market as diverse as possible – again with resilience in mind.

In doing so, the Local Plan 2030 allocated sites that provided a range of choice and competition to the market, thus providing the greatest chance that housing will be consistently delivered over the whole plan period. Some key examples are as follows:

¹ Ashford Borough Council's 2019/2020 AMR available at: <https://www.ashford.gov.uk/authority-monitoring-reports/>

² Five Year Housing Land Supply Update 2020-2025 Report available at: [Five Year Housing Land Supply Update 2020-2025 \(ashford.gov.uk\)](#)

- ***Flatted development in the traditional Town Centre:*** Over recent years there has been clear market demand to deliver flatted accommodation in the traditional town centre area, utilising HS1 with its excellent and frequent connections to London.

Many of these flats are now under construction. However, as this has been a new housing product for the Town it has taken longer than perhaps anticipated for the market to deliver them. This is to be expected, and market confidence remains sensitive.

However, a balanced view needs to be taken. These sites are now coming forward and they have the ability to deliver large numbers of new housing in the short to medium term, in what are highly sustainable brownfield locations within the urban area – an area which is well supported by existing infrastructure and infrastructure that is planned to be delivered.

- ***Chilmington Green and the South of Ashford Garden Community:*** Chilmington Green is another type of housing product within the borough. It is planned to be a sustainable urban community that will deliver 5,750 homes, over 1,000 jobs, five schools and associated infrastructure. The scheme is underpinned by many of the Garden City principles. The emerging developments being planned at Court Lodge and Kingsnorth Green will further extend this sustainable urban community.

However, delivering such a large development has taken time. This experience is not limited to Chilmington Green – many large-scale developments across the country face similar problems when moving from the planning phase to the delivery phase.

Issues such as securing financial agreements, establishing robust cash flow models, land assembly and getting certainty over the delivery of needed infrastructure has all resulted in significant lead in times and subsequently delayed housing delivery from what was originally planned.

Housing completions are now coming forward at Chilmington Green. There is little doubt that this scheme can deliver substantial levels of new houses in the short, medium and longer term in a sustainable location which has a robust policy framework supporting delivery.

- ***Sites in the rural areas:*** The Borough has an extensive rural area. Most of this area is countryside, including two internationally protected sites, two nature reserves, 13 SSSIs and 68 Local Wildlife sites. A significant proportion of the countryside falls within two Areas of Outstanding Natural Beauty.
- This context was recognised in the recent Local Plan 2030 in terms of housing sites. The strategy is to target appropriate levels of housing growth to different rural settlements based on their relative sustainability whilst

also protecting the attractive characteristics of the countryside and existing rural settlements.

- As such, a broad and varied range of rural residential site allocations were identified in the Local Plan 2030 to provide the local housing market with choice. Most of these rural site allocations were phased to be delivered early in the plan process, to assist housing supply in the short to medium term.
- The approach to housing in the rural area remains a balanced one – a scale of development is proposed which can be sustainably accommodated. This reflects the local circumstances and remains appropriate. This position has recently been supported by two independently appointed Planning Inspectors, as part of the Local Plan 2030.

3) INFRASTRUCTURE ISSUES

The Council has a strong record of working with public stakeholders and partners, as well as developers, to ensure that new development is served by new or existing infrastructure that is needed to support the additional demands created by new housing developments.

Recent successes include improvements of Junction 9 and Junction 10 of the M20. In addition, a new Junction 10a has recently opened which provides greater capacity. Also, upgrades have been recently delivered at Bybrook Wastewater Treatment works to increase its capacity.

However, infrastructure issues remain. These include issues associated with the wider A28 corridor to the south west of Ashford. Discussions on this are progressing.

The Council continue to engage in discussions with key stakeholders through various channels, including:

- ***South East Local Enterprise Partnership (SELEP):*** The SELEP is the key body determining strategic economic priorities and investments for the area which includes East Sussex, Essex, Kent, Medway, Southend and Thurrock. The Borough has already benefitted from significant funding for projects through the SELEP Growth Plan and Local Growth Fund, including major contributions towards M20 Junction 10a, Chart Road and Ashford College.
- ***Ashford Strategic Delivery Board:*** The Board comprises Ashford Borough Council and other key public sector partners including Kent County Council, Homes England, Skills Funding Agency, Arts Council England, the Highways Agency and Ashford College. The local Member of Parliament is also a Board member and the Board has a good track record in helping to get projects delivered and funded.

- ***Kent County Council:*** The Borough and County Councils have already achieved a lot by working together on projects over recent years. This approach is reflected in the ‘District Deal’ signed by both Councils - a formally agreed statement of the Councils’ shared commitment to work together in key areas. This is the first such agreement in Kent. A District Deal board oversees delivery of the agreed projects.
- ***Chilmington Green Delivery and Implementation Board:*** The “Chilmington Together Delivery and Implementation Board” is a public / private partnership made up of representatives from nine organisations to facilitate, nurture and sustain long-term value-creating relationships through the delivery of the Chilmington Green development. Reporting on a quarterly basis to the Ashford Strategic Delivery Board (ASDB), the DIB sets out actions on a rolling 12-month delivery plan, identifies and secures public / private sector investment to the project, and champions a placemaking approach to the new community of Chilmington Green. The Board monitors risks and milestones to delivery to support collaborative resolution to issues.

4) **STODMARSH LAKES**

In July 2020, Natural England issued advice to Local Planning Authorities in the Stour Catchment regarding the deteriorating water quality in the Stodmarsh Lakes. As a result of their advice, which was updated in November 2020, all development proposals resulting in a net gain of population through the provision of overnight accommodation are required to demonstrate nutrient neutrality. More information about this process is available at: <https://www.ashford.gov.uk/habitat-regulations-assessment>

This issue may impact housing delivery on sites located within the Stour catchment within the borough. Work is currently ongoing to resolve this issue through the preparation of a Mitigation Strategy.

4) THE ACTION PLAN

<u>Theme 1 – Understanding the Barriers to Delivery</u>				
Action	Purpose	Timing	Priority	2021 Update
Assess relevant planning data	Assess the available data to determine whether some planning consents aren't being implemented and whether any trends arise – are certain site typologies or locations presenting issues more than others, and if so, map a way forward.	Short term	High	Sample of extant planning permissions to be probed with a view to undertaking qualitative analysis of reasons why some planning consents remain unimplemented.
Market feedback	Pro-actively contact landowners/site owners where applications have been granted for a time, and not yet commenced. And, pro-actively contact landowners/site owners where applications have not been submitted on sites allocated in either the Local Plan 2030 or adopted Neighbourhood Plans. On sites currently under construction, pro-actively contact landowners/site owners to gather data on the anticipated build-out rates.	Short term	High	<p>Linked to above.</p> <p>Cross reference extant planning permissions with Building Regulations data to clarify whether schemes have commenced.</p> <p>Audit recently submitted applications on allocated sites, for example S8 and S62. Contact Planning Officers (and landowners as necessary) for updates.</p> <p>List allocated sites where applications have not been submitted, and contact sample of owners / agents to understand reasons for lack of progress.</p>
Developer/ Land Agent workshop	Set up a general stakeholder working group to include developers and land agents as a means of discussing emerging issues to delivery with local stakeholders (ideally every six months)	Short term	High	Second (virtual) workshop imminent (end of April) - Stodmarsh focussed.
Establish better working practices	Progress a more collaborative approach with all delivery partners to understand what barriers might exist and what is needed to unlock delivery	Medium / Longer term	Medium	Ongoing.

Theme 2 – The Planning Process

Action	Purpose	Timing	Priority	
S106 process	To review the S106 process to see whether it is fit for purpose and as efficient as possible. To include liaison with key partners.	Short term	High	Commenced and ongoing. Review commenced of current (2001) Supplementary Planning Guidance on Developer Contributions / Planning Obligations.
Review Planning Committee data	Review planning committee data to see if any trends emerge.	Medium term	Medium	Reasons for planning application deferral and / or refusal against officer recommendation to be reviewed and summarised, with a view to identifying any trends. In light of this review, opportunities to be identified to improve processes with the objective of improving outcomes. Possible focus on engagement with members prior to committee.
PAS review implementation	To implement the PAS review where it relates to improving planning performance.	Short term	High	Ongoing.
Planning Performance Agreements	To review the use of Planning Performance Agreements when staffing levels return to a suitable level.	Medium term	Medium	Resources have not yet allowed for this, but it remains under review.
To review planning application process.	To review the wider planning application process, ranging from pre-commencement conditions, the role of pre-app advice, on-going case management and the service we provide to customers.	Short term	High	Staff resources and the reorganisation have not yet allowed for this to be progressed, but it remains under review.
Planning application prioritisation	To review whether certain types of planning applications need to be prioritised above others.	Medium term	Medium	Under ongoing review where cases are being actively managed to ensure that a decision is reached as soon as possible or that the application has been progressed as far as it can be and subsequently held in relation to Stodmarsh.

<u>Theme 3 – Infrastructure Delivery</u>				
Action	Purpose	Timing	Priority	
Engagement with key partners	Continue to work proactively with key partners and stakeholders in relation to the delivery of key infrastructure.	Ongoing	High	Review commenced of current (2001) Supplementary Planning Guidance on Developer Contributions / Planning Obligations. Parallel review of Infrastructure Delivery Plan commenced.
Funding opportunities	Continue to actively review and pursue relevant funding from Government in order to unlock key developments and support our partners' aspirations.	Ongoing	High	Ongoing.
<u>Theme 4 – Maintain a Plan Led Approach</u>				
Action	Purpose	Timing	Priority	
Local Plan	Continue to adopt a comprehensive plan led system through assisting in the implementation of the recent Local Plan 2030.	Ongoing	High	Local Plan 2030 subject to impending review.
Neighbourhood Plans	Continue to provide appropriate levels of support and advice to bodies engaged in Neighbourhood Plans and ensure that their objectives are clear regarding housing delivery.	Ongoing	Medium	Ongoing.
Monitoring data	Establish better practices for the monitoring of housing data, including housing completions so that we are more aware of the issues in a timely way so we can map a response quicker.	Medium	High	Ongoing, and closely related to the above referenced review of the S106 process. Next regular housing completions monitoring cycle due to commence May / June 2021
Brownfield Register	Use the brownfield register to grant permission in principle.	Medium	Medium	Under ongoing review. Twenty nine sites are currently identified in Part 1 of Ashford's Brownfield Register. No sites have yet been included in Part 2, meaning that they are considered to be suitable for a grant of Permission in Principle for residential-led development.
Local Plan Review	Trigger a Local Plan review if needed and if considered to be a suitable response to emerging issues. Work to include a 'call for sites exercise', reviewing housing and economic land availability assessments and potential revisions to existing policies/ introduction of new ones.	Longer term	Low to Medium (at this point)	Local Plan 2030 subject to impending review but cannot progress significantly until Stodmarsh issue substantially addressed and direction emerging from Planning White Paper is clearer. Potential Stodmarsh implications need to be kept under ongoing review.

5) MONITORING AND REVIEW

The actions from the HDAP will be implemented in due course and then monitored. This will allow the Council to better understand any root causes of under delivery. If considered to be useful, the Action Plan will be updated again next year, highlighting if further actions (including new actions) are needed.