

**ASHFORD BOROUGH COUNCIL**  
**Examination of Ashford Local Plan 2030**

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

**Programme Officer:** Lynette Duncan

**Tel:** 07855 649904

**Email:** [programme.officer@ashford.gov.uk](mailto:programme.officer@ashford.gov.uk)

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

**Webpage:** [Local Plan to 2030](#)

---

## **HEARING AGENDA**

**WEDNESDAY 11 APRIL at 2:00pm**

**Retail and leisure, Ashford town centre, strategic transport**

**Policies SP4, SP5 & TRA1**

**Inspector: David Smith**

### **Issue 11:**

***Are the strategic transport schemes referred to in Policy TRA1 justified and will they be delivered in timely fashion so as to facilitate growth and environmental benefits?***

- i) Is it realistic to expect that the Junction 10a scheme will be completed and open to traffic in August 2019? Would these improvements provide adequate capacity for the development anticipated during the plan period and beyond? Is it reasonable to require financial contributions to be made as part of a number of the site allocation policies if the work is already funded? Are suitable safeguards in place to ensure adequate capacity is in place before occupation of new development occurs?
- ii) What would be the benefits of the Pound Lane link road? What is the latest position regarding its delivery? Is the development of sites S3, S4 and S5 dependent on this and is any connection adequately expressed in the site allocation policies?

### **Issue 8:**

***Are the quantum of new employment land and expectations for job creation and the delivery of retail and leisure needs justified, deliverable and consistent with national policy? Will the Local Plan ensure the future supply of land available for economic development and its sufficiency and suitability to meet identified needs?***

- i) The Rural Economic Assessment (EBD01) recommends a combination of site allocations and a market-led approach. How have these findings been translated into the Local Plan?

- ii) Where and how are the new employment land and jobs referred to in Policy SP3 to be delivered?
- iii) In criterion b) of Policy SP3 what is meant by the “appropriate retention”? What does the approach in criterion d) imply in practice and is it consistent with national policy? Is the impact of criterion e) sufficiently clear? How is the aspiration to improve workforce skills in criterion f) to be achieved?
- iv) Should Policy SP4 set a target or requirement for the delivery of retail development both in Ashford town centre and at Tenterden and the other centres?
- v) Is there sufficient scope to meet the retail needs to 2030 identified in the Retail and Leisure Needs Assessment?

**Issue 9:**

***Is the policy for Ashford town centre justified, deliverable and consistent with national policy?***

- i) Is the vision for Ashford town centre justified and is it properly reflected in Policy SP5? Is it consistent with paragraph 23 of the NPPF?
- ii) Has the town centre boundary been properly defined? Does the policy properly reflect the primary and secondary frontages and associated policy requirements in Policy EMP7?
- iii) Is the reference to the sequential test requirements in Policy EMP9 justified and necessary?
- iv) Is the expectation that development makes a significant contribution to improving character in criterion a) justified having regard to national policy and Policy SP6 of the Local Plan? Should it be made clear that residential development will be supported in criterion b) except when contrary to Policies EMP7? What is meant by a “balanced approach” to office parking needs and how does this relate to the parking standards in Policy TR3(b)? Is the “flexible approach” referred to in criterion e) consistent with Policy IMP2 on deferred contributions?
- v) Is the delivery of the town centre vision affected by the provision of multi-storey car parks referred to in Policy TRA2?

Participants:

Ashford Borough Council  
 204 Howard Courtley  
 367 Gladman Developments  
 461 Mr James Ransley  
 1073 The Wheler Foundation (Carter Jonas LLP)  
 384 Hallam Land Management Ltd (LRM Planning Ltd)  
 206 CPRE (Christine Drury)