

Ashford Borough Council

Local Development Scheme

March 2023



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Introduction

What is a Local Development Scheme?

Ashford Borough Council is required to prepare, maintain and publish a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).

The LDS is a 'project plan' which sets out the timetable for the production of new or revised Local Plan Documents which will form part of the Council's Local Development Plan.

The LDS provides a starting point for the community to find out:

- The current Local Plan documents which make up the statutory Development Plan for Ashford.
- The subject matter and the geographical area to which each document being prepared relates.
- Any future Local Plan documents which are to be prepared, and their associated timescales.

The LDS will be reviewed annually through the [Authority Monitoring Reports](#).

Previous LDS Documents

This LDS supersedes all previous versions. The Council produced its first LDS in March 2005, followed by subsequent schemes in July 2008, December 2010, July 2014, September 2015, May 2017, April 2018, March 2019, March 2021 and June 2022. In accordance with Regulations, all formerly adopted LDS timetables can be reviewed at Appendix 3 – [Previous Local Development Scheme Timetables \(now superseded\)](#).

The Current adopted Development Plan documents:

Development Plan Documents

The current Development Plan for Ashford borough comprises the Local Plan 2030 (2019), along with the Chilmington Green Area Action Plan (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), the Rolvenden Neighbourhood Plan (2019), Boughton Aluph and Eastwell Neighbourhood Plan (2021), Egerton Neighbourhood Plan (2022) and the Kent Minerals and Waste Local Plan (2016) as well as the Kent Minerals and Waste Early Partial Review (2020).

[View the adopted Development Plan documents](#)

- **Ashford Local Plan to 2030 (Adopted February 2019)**

The Ashford Local Plan 2030 is the principal Development Plan document for the borough and sets out the overall vision and strategic objectives for the delivery of growth in Ashford until 2030, and establishes the level of new housing and employment development for Ashford borough for the life of the Plan. There is a statutory requirement to review the Local Plan within 5 years of adoption. This review has not commenced.

- **Chilmington Green Area Action Plan (AAP) (2013)**

The AAP provides a policy framework to deliver up to 5,750 new homes and 1,000 new jobs over the next 25 years at Chilmington Green. The AAP contains topic policies for community infrastructure, transport improvements, ecology and provides a framework for different character areas.

Adopted Neighbourhood Plans

Provisions in the Localism Act (2011) allow local communities to prepare Neighbourhood Plans for their local areas. Neighbourhood Plans will form part of the Development Plan for the areas that they cover once they are formally 'made' by the Local Planning Authority. There are currently 5 adopted Neighbourhood Plans in the borough; Wye, Pluckley, Rolvenden, Boughton Aluph and Eastwell, and Egerton.

There are other emerging Neighbourhood Plans, but as they are produced by the parishes, there is no requirement to set out the timescales within this LDS.

[View more information on all the Neighbourhood Plans in the borough.](#)

Minerals and Waste Plan

As the minerals and waste planning authority for Kent, Kent County Council have to plan for waste management capacity and mineral provision. The plan, and subsequent partial review in 2020, sets out the vision and strategy for waste management and mineral provision up until the year 2030.

[View the Kent County Council Minerals and Waste Local Plan 2013-2030](#)

Supplementary Planning Documents and Guidance

Supplementary Planning Documents (SPDs) support the development plans. All matters covered in SPDs relate to policies within the Development Plan. Ashford has a number of adopted SPD's which are used as material considerations when assessing planning applications:

- Affordable Housing SPD (2009)
- Residential Parking SPD (2010)
- Sustainable Drainage SPD (2010)
- Residential Space and Layout SPD (2011)
- Landscape Character SPD (2011)
- Public Green Spaces and Water Environment SPD (2012)
- Sustainable Design and Construction SPD (2012)
- Stables, Arenas and other Horse Related Development SPD (2014)

- Dark Skies SPD (2014)
- Chilmington Design Code SPD (2016)
- Fibre to the Premises SPD (2020)

Similarly, the Council has a number of [Supplementary Planning Guidance \(SPG\) documents and guidance notes](#) which support policies in the Local Plan 2030 and provide more detailed advice on particular topics.

Other relevant documents

Statement of Community Involvement

The Ashford [Statement of Community Involvement \(SCI\)](#) was adopted in March 2020. The SCI sets out how the planning department intends to achieve community involvement, public participation and cooperation in all planning matters, including the preparation of local development documents, supplementary planning documents and arrangements for consultation on planning applications.

Authority Monitoring Report

The Council publishes up-to-date authority monitoring information on its website. Not only does this information provide updates on the status of the LDS timetable, it also sets out the progress of the Local Plan 2030, reports on public consultations and duty-to-cooperate consultations, provides an update on neighbourhood planning within the borough and details borough-wide statistics on planning topic areas such as housing, employment, population, community, health, education, environment and transport.

[View the Council's Authority Monitoring Reports](#)

Policies Map

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

[Access the Adopted Local Plan Policies Map](#)

Emerging Plans

Community Infrastructure Levy (CIL)

The Council consulted on a Preliminary Draft Charging Schedule for an 8 week period in Summer 2016.

However, the process to introduce CIL in Ashford has been since put on hold, awaiting the government's review of CIL and developer contributions. Following the government's response to the review set out in the document 'Government response to supporting housing delivery through developer contributions' (October, 2018), the 'Planning for the Future' White Paper (August, 2020) and proposals for an Infrastructure Levy as part of the 'Levelling Up and Regeneration Bill' (May 2022) the Council is currently considering the options for taking forward CIL. The Council's developer contributions webpages will provide further updates on progress and timescales if and when they are available, but no timetable is set out in this LDS for production of CIL at this time.

Gypsy and Traveller Accommodation Local Plan

The intention had been that the outstanding Gypsy and Traveller need identified in the Ashford Local Plan 2030 would be addressed through the preparation of a separate Development Plan Document (SPD).

However, work on the Gypsy and Traveller Local Plan was paused in 2020 following advice issued by Natural England regarding the water quality at the internationally important Stodmarsh Lakes. This required all development proposing overnight accommodation within the catchment of the River Stour to demonstrate 'nutrient neutrality' in order to prevent further deterioration of the Stodmarsh Lakes.

The constraint impacted on the Council's ability to sustainably plan for Gypsy and Traveller development across the borough whilst an appropriate mitigation strategy is prepared.

As a consequence, the decision has been taken that the preparation of the Gypsy and Traveller Local Plan should be halted and considered as part of the future review of the Ashford Local Plan 2030; and addressed as part of a new Local Plan to 2041.

Reviewing the Ashford Local Plan 2030

The Ashford Local Plan 2030 was adopted in 2019. Within paragraph 1.35 of the Local Plan it is set out that a decision as to whether to revise the Plan will be taken no later than five years from the adoption date of the Local Plan. This chimes with the NPPF in that Plans should be reviewed within five years of adoption.

The review of the Ashford Local Plan 2030 will conclude by third quarter of 2023. The review will determine which existing local plan policies are required to be updated or revised; and new policy areas to be explored.

The Review of the Local Plan 2030, shall also incorporate another review of the Chilmington Green Area Action Plan to determine the best pathway for that Local Plan.

It is anticipated that the review of the Ashford Local Plan 2030 will likely result in the preparation of a new Local Plan for the borough which will:

- extend the current Local Plan timeframe to 2041;

- revisit the objectively assessed needs for the new plan period relating to housing (including Gypsy and Travellers), employment, retail and leisure; and other key uses;
- the allocation of new sites to meet an increase in development requirements;
- update some existing policies to reflect recent (and potential future) amendments to national planning policy and practice guidance;
- introduce new policy areas for the Council;
- include policies for the Chilmington Green AAP area; and
- seek to retain existing key policies on account of them remaining consistent with current national planning policy and practice guidance.

The preparation of a new Ashford Local Plan to 2041 is expected to follow the anticipated table set out in Appendix 2. For reference each of the stages are explained in more detail below.

Pre-publication Stage (Regulation 18)

Evidence gathering, engaging with the local community businesses and stakeholders on emerging issues and options, consulting with statutory environmental consultees on the scope of the sustainability appraisal, and infrastructure providers with regards to the development options.

The Regulation 18 consultation is expected in the second quarter of 2024.

Publication of submission draft Local Plan (Regulation 19)

This stage includes a public consultation on the submission version of the Local Plan and would take place prior to the submission of the Local Plan to the Secretary of State for an independent Examination.

The Regulation 19 consultation is expected in the first quarter of 2025.

Submission and Examination of the Local Plan (Regulation 22)

Following Regulation 19 stage, the next stage for the council is to formally submit the draft Local Plan and evidence base to the Planning Inspectorate for examination on behalf of the Secretary of State. An independent Planning Inspector will assess the Plan against the tests of soundness contained in the NPPF, taking account of any representations (comments) received.

It is expected that the Local Plan will be submitted to the Secretary of State in the second quarter of 2025, with the Examination commencing in the fourth quarter of 2025.

Adoption

If the Plan is found to be 'sound', the Council may adopt the Plan as soon as practicable following the receipt of the Inspector's report, unless the Secretary of State intervenes. Once adopted, the Local Plan will form the main part of the statutory Development Plan for the borough.

It is expected that the Local Plan would be adopted in the third quarter of 2026.

Monitoring

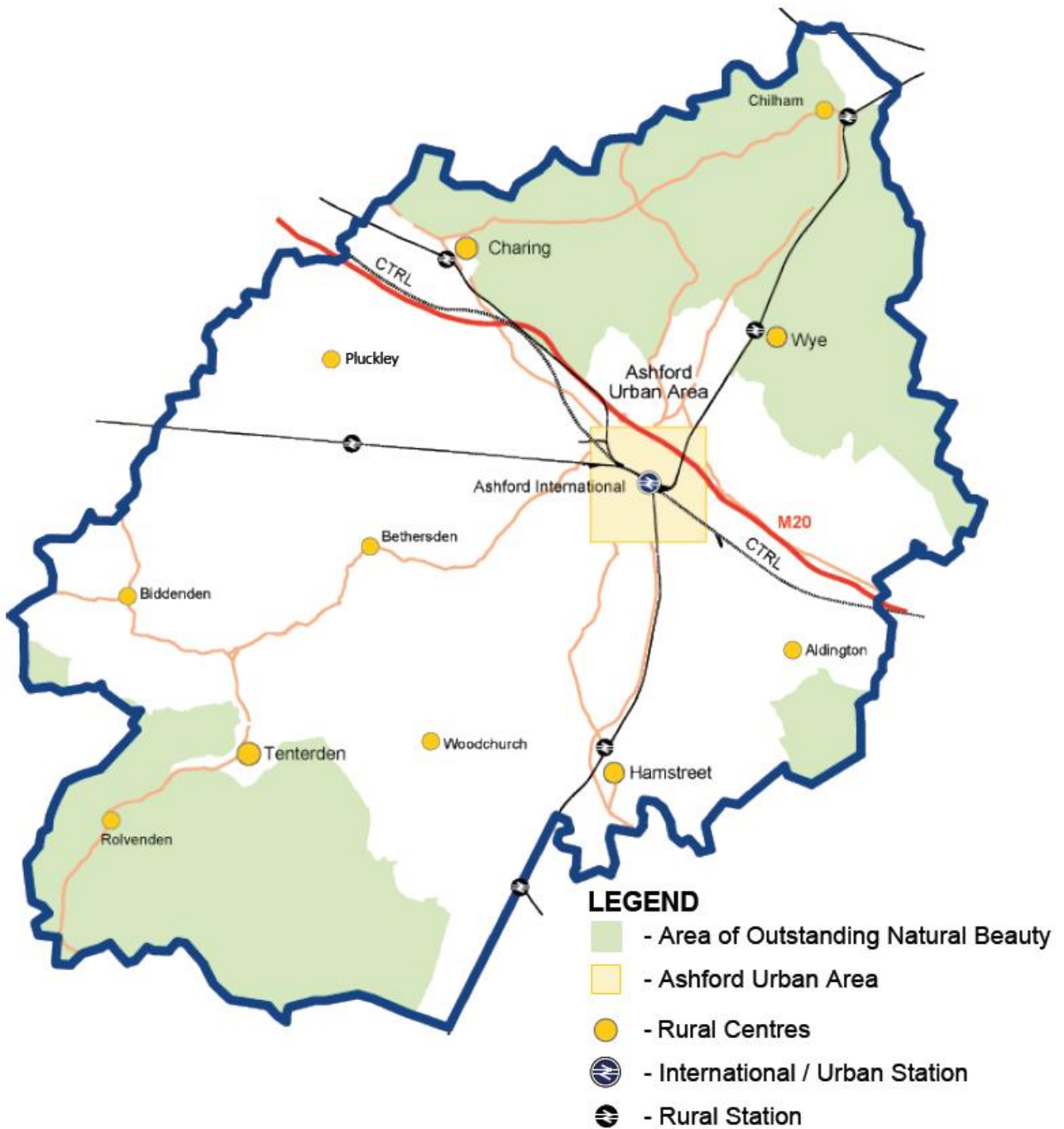
Monitoring systems will be maintained to assess the implementation of the Local Plan/Development Plan documents and to ensure that the evidence upon which the Development Plan is based is still relevant and up to date.

The Council produces an Annual Monitoring Report (AMR). It will use the AMR to assess:

- Whether the Council is on track to meet the targets it has set itself in its LDS and if not the reasons why;
- What impact the Council's policies are having; and
- Whether the Council needs to review any policies in order to meet their sustainable development objectives.

The Council will keep this LDS, and the relevant planning documents, under regular review, and will amend its programme of work as necessary.

Appendix 1 – District Diagram, from the Ashford Borough Local Plan 2030 (Strategic Diagram 1)



Appendix 2 – Adopted LDS Timetable (2023)

Plan	2023				2024				2025				2026								
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
Ashford Local Plan			Local Plan Review			Reg 18 - Public Consultation			Reg 19 - Public Consultation		Reg 22 - Submission		EIP		R	M	Adoption				

	Review of the Ashford Local Plan 2030
	Evidence gathering and preparation for Regulation 18
	Regulation 18 - Initial Consultation
	Preparation for Regulation 19
	Regulation 19 - Publication of Draft Local Plan
	Preparation for Regulation 22
	Regulation 22 - Submission of document to Secretary of State; EIP = Examination Hearing; R = Inspector's Final Report; M = Modifications consultations
	Adoption of Local Plan

Appendix 3 – Previous Local Development Scheme Timetables (now superseded)

LDS Timetable March 2005

Table 1: Timetable for the Preparation of the Ashford Local Development Framework - 2005 - 2008

PO = Preferred Options S = Submission Document E = Examination IR = Inspector's Report A = Adoption R = Review DPD = Development Plan Document SPD = Supplementary Planning Document SEA = Strategic Environmental Appraisal SA = Sustainability Appraisal

LDF Document	2005												2006												2007												2008											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Local Development Scheme			S									R												R												R												
Statement of Community Involvement			S					E		A																																						
Core Strategy DPD			PO											S						E						IR		A																				
SEA / SA			PO											S																																		
Design Codes SPD														S														A																				
Ashford Town Centre AAP - DPD								PO												S												E												IR		A		
SEA / SA								PO												S																												
Town Centre Design Guide SPD																				S																								A				
Phase 1 Urban Development sites and infrastructure DPD														PO							S											E												IR		A		
SEA / SA														PO							S																											
Phase II - Ashford Growth Area Action Plans																PO																S												E				
SEA / SA																PO																S																
Phase III - site allocation (rural sites) and Tenterden DPD																		PO														S												E				
SEA / SA																		PO														S																
Phase IV - site allocation DPD																				PO												S												E				
SEA / SA																				PO												S																
Generic DC policy DPD																																PO												S				
SEA / SA																																PO												S				

LDS Review Timetable July 2008

Timetable for the Preparation of the Ashford Local Development Framework – 2008 – 2011

Key:

C = Consultation on scope of SA

P = Publication of submission DPD for consultation or Publication of draft SPD for consultation (as appropriate)

S = Submission of DPD to Secretary of State

A = Adoption

1 = Pre Hearing Meeting

2 = Hearing Sessions Open

3 = Inspector Report Fact Check

4 = Inspector Report Final.

LDF Document	2008												2009												2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Core Strategy							A																																									
Ashford Town Centre AAP															P																																	
Urban Sites and Infrastructure DPD																																																
Tenterden & Rural Sites DPD																																																
Chilmington Green / Discovery Park AAP																																																
Cheesemans Green / Waterbrook AAP																																																
Generic DC policy DPD																																																

Supplementary Planning Documents	2008												2009												2010												2011											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Affordable Housing SPD																																																
Sustainable Design & Construction SPD																																																
Infrastructure Contributions SPD																																																
Residential Space & Layout SPD																																																
Green Spaces & Water Environment SPD																																																
Sustainable Urban Drainage Systems																																																
Broadband & Telecommunications SPD																																																

LDS Review Timetable December 2010

Table 2 Production Programme

LDF Document	2010												2011												2012												2013																			
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D								
Ashford Town Centre AAP	A																																																							
Urban Sites and Infrastructure DPD											27							30	PH	H		R	A																																	
Tenterden & Rural Sites DPD		30	PH	H							R	A																																												
Chilmington Green / Discovery Park AAP																		27		30	PH	H		R	A																															
Cheesemans Green / Waterbrook AAP																																	27																							
Development Management DPD																		25															27																							
Gypsy, Traveller & Travelling Showpeople DPD			25																														27																							
Core Strategy (First Review) DPD																																	25																							

Production Programme Key

	Plan preparation stages; 25 = Regulation 25 - Public Consultation on Issues and Options Report
	Regulation 27 - Publication/consultation on Development Plan Document
	Regulation 30 - Submission of document to Secretary of State; PH = Pre-Hearing Meeting; H = Examination Hearing; R = Inspector's Final Report
	Adoption of Development Plan Document; A = adoption

LDS Timetable May 2017

DPD	2016				2017				2018				2019			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Local Plan 2030			Reg 19 - Public Consultation				Reg 19 - Main Changes Consultation					Reg 22 - Submission				
Gypsy & Traveller DPD								Reg 18 - Public Consultation		Reg 19 - Public Consultation			Reg 22 - Submission	EIP	R	A

KEY

	Regulation 18 - Initial Consultation and evidence gathering
	Regulation 19 - Publication of Draft DPD
	Regulation 19 - Main Changes to Draft DPD
	Regulation 22 - Submission of document to Secretary of State; EIP = Examination Hearing; R = Inspector's Final Report
	A Adoption of Development Plan Document

LDS Timetable March 2018

DPD	2016				2017				2018				2019					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Local Plan 2030			Reg 19 - Public Consultation					Reg 19 - Main Changes Consultation			Reg 22 - Submission							
Gypsy & Traveller DPD								Reg 18 - Public Consultation					Reg 19 - Public Consultation		Reg 22 - Submission	EIP	R	A

KEY

	Regulation 18 - Initial Consultation and evidence gathering
	Regulation 19 - Publication of Draft DPD
	Regulation 19 - Main Changes to Draft DPD
	Regulation 22 - Submission of document to Secretary of State; EIP = Examination Hearing; R = Inspector's Final Report
A	Adoption of Development Plan Document

LDS Timetable March 2021

Gypsy and Travellers Accommodation DPD

PLAN	2020				2021				2022				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Gypsy & Traveller Local Plan	Reg 18- Public Consultation				Reg 19 Preparation				Reg 19- Public Consultation				
										Reg 22- Submission	EIP	R	

KEY

	Regulation 18 - Initial Consultations on Issues and Options and evidence gathering
	Regulation 19 - Evidence Gathering and Preparation
	Regulation 19 - Publication of Draft Local Plan for consultation
	Regulation 22 - Submission of document to Secretary of State; EiP = Examination Hearing; R = Inspector's Final Report
	Adoption of Local Plan

LDS Timetable June 2022

Gypsy and Traveller Accommodation Local Plan

DPD	2020				2021				2022			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Gypsy & Traveller Local Plan	Reg 18- Public Consultation				Reg 19 Preparation				To be progressed as part of future Local Plan Review			

	Regulation 18 - Initial Consultation and evidence gathering
	Regulation 19 - Publication of Draft Local Plan
	Regulation 22 - Submission of document to Secretary of State; EiP = Examination Hearing; R = Inspector's Final Report
	Adoption of Local Plan