

Ashford Borough Council

# AUTHORITY MONITORING REPORT

2017 – 2018

(Published October 2018)



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# Executive Summary

THIS AUTHORITY MONITORING REPORT (AMR) HAS BEEN PREPARED BY ASHFORD BOROUGH COUNCIL'S PLANNING POLICY TEAM, AND COVERS THE STATISTICAL MONITORING PERIOD FROM THE 1ST APRIL 2017 TO 31ST MARCH 2018.

## Key Housing Statistics

*This summary covers the monitoring period from the 1st April 2017 to the 31st March 2018.*

- **A total of 577 net additional dwellings were completed in the Borough in 2017/18.**
- **There were 108 Affordable Housing completions.**
- **431 of the new dwellings were located in the urban area**
- **293 of these dwellings (51%) were built on brownfield land (previously developed land)**

## Local Plan 2030 Update

Following the close of the hearing sessions, ABC received a post hearings advice note from the Inspectors which directed that a number of changes should be made to the Local Plan to make it 'sound'.

The Council has prepared a schedule of the proposed changes which are known as 'Main Modifications'. A 6 weeks consultation is taking place on the Main Modifications, between 13<sup>th</sup> September 2018 and 26<sup>th</sup> October 2018.

For more information and to respond to the consultation please visit the consultation portal at [www.ashford.gov.uk/consult](http://www.ashford.gov.uk/consult)

Further updates on the progress of the Local Plan can be found on our website here: <https://www.ashford.gov.uk/planning-and-building-control/planning-policy/local-plan-to-2030/updates-and-next-steps/>

# Chapter 2 – Introduction

## Introduction

This authority Monitoring Report (AMR) has a number of functions which include:

- Reviewing progress of the council's Local Plans
- Recording Consultation and Duty to Co-operate Events
- Reporting on Neighbourhood Planning
- Providing borough-wide planning statistics on housing, employment, community, environment and transport

The Localism Act 2011 withdrew guidance on local plan monitoring, allowing councils to choose which targets, indicators and information to include in AMR's, as long as they are in line with the relevant UK and EU legislation. However, as Ashford have a number of adopted plans, it is considered appropriate to monitor many of the targets set within them, to measure the effectiveness of the adopted policies currently in place.

The Regulations now state that local planning authorities must publish the information direct to the public at least yearly in the interests of transparency and accountability. It also requires monitoring information to be made available online and in council offices as soon as available to the council, rather than waiting to report annually. To achieve this we separate the AMR into sections and publicise the information on our website as soon as the information is available, once all complete it is collated into a final report.

## Content of this AMR

- Chapter 3: Status and Progress of Local Plan Documents
- Chapter 4: Housing Statistics
- *Chapter 5: Employment Statistics (not included within this document)*
- Chapter 6: Recreational and Community Facilities
- Chapter 7: Environment and Land Use Statistics
- Chapter 8: Transport Statistics
- Chapter 9: Duty to Co-operate and Public Consultations
- Chapter 10: Neighbourhood Planning Update
- Appendices – Performance Indicators and Statistics

# Chapter 3 – Status and Progress of the Local Plan Documents

## Status and Progress of Local Plan Documents

### Local Development Scheme

The council is required to prepare and maintain a Local Development Scheme (LDS) in accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS sets out the geographical area and the timescale for the production of the Local Plan and covers the period 2013 to 2018. The proposed timetable and milestones contained within the LDS are reviewed through this report.

The current LDS was adopted in April 2018 and can be viewed at:

<https://www.ashford.gov.uk/planning-and-building-control/planning-policy/timetables-and-monitoring/>

### Statement of Community Involvement (SCI)

The Ashford Statement of Community Involvement (SCI) was adopted in October 2013. 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.

### Current Adopted Development Plan Documents (DPDs) and Area Action Plans (AAPs)

The Council currently has a suite of adopted development plan documents (DPDs) and supplementary planning documents (SPDs) that guide future development within the Borough to 2021. The Core Strategy is the principal document and sets out a series of guiding principles and a spatial strategy based around a number of core policies. The main focus of these policies is to achieve sustainable development through a balance of economic, environmental and social considerations. Other DPDs including Area Action Plans sit beneath the Core Strategy (and are in conformity with it) and make site-specific allocations and include topic policies.

The current adopted statutory development plans for the Borough are:

- Core Strategy (July 2008)
- Ashford Town Centre AAP (February 2010)
- Tenterden and Rural Sites DPD (October 2010)
- Urban Sites and Infrastructure DPD (October 2012)
- Chilmington Green AAP (July 2013)
- Local Plan 2000 (Saved Policies only)

There are also a number of Supplementary Planning Guidance documents which are saved: <https://www.ashford.gov.uk/borough-local-plan-2000>

# Chapter 3 – Status and Progress of the Local Plan Documents

## Adopted Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) support the DPDs. All matters covered in SPDs must relate to policies or proposals in a DPD or a saved policy from the Borough Local Plan 2000.

SPDs are also a material consideration when determining planning applications and provide more detailed guidance into the interpretation and/or implementation of adopted policies.

The current supplementary planning documents for the Borough are:

- Affordable Housing SPD (February 2009)
- Landscape Character SPD (April 2011)
- Residential Parking SPD (October 2010)
- Sustainable Design and Construction SPD (April 2012)
- Sustainable Drainage SPD (October 2010)
- Residential Space and Layout SPD (October 2011) *Only external standards apply*
- Public Green Spaces and Water Environment SPD (July 2012)
- Dark Skies SPD (July 2014)
- Stables, Arenas and other horse related development SPD (October 2014)
- Chilmington Green Design Code SPD (2016)

*Please note that the council also provides informal design guidance notes with regards to residential layouts, wheeled bins and screening containers. All can be viewed here: <https://www.ashford.gov.uk/planning-and-building-control/planning-policy/adopted-development-plan-documents/supplementary-planning-documents/>*

## Policies Map

The Council is required to produce an adopted Policies map in its Local Development Plan, showing the location of proposals in all current adopted Local Plan documents on an Ordnance Survey base map. It reflects the most up-to-date spatial plan for the Borough and is continually being updated as new policies are adopted.

The Current Policies Map is available to view on the Council's website at: <http://www.ashford.gov.uk/maps>

*However, the emerging Local Plan 2030 has its own draft policies map which can be found here: <http://newmaps.ashford.gov.uk/EXTLocalPolicyMap/default.aspx>*

## Chapter 3 – Status and Progress of the Local Plan Documents

The next section of the report will consider whether the timetable and milestones contained with the Local Development Scheme (LDS) April 2018 for emerging Local Plan documents have been met, or what progress is being made towards them.

### Local Plan 2030

The Local Plan to 2030 sets out the land that needs to be provided in order to accommodate new homes and jobs up to 2030, and will replace all the existing DPD and AAP documents within the current local development framework, with the exception of the Chilmington Green Area Action Plan.

The final composite version of the Local Plan 2030 (Submission Version) was submitted to the Planning Inspectorate for examination in December 2017. The hearings took place over the period April to June 2018.

Following the close of the hearing sessions, ABC received a post hearings advice note from the Inspectors which directed that a number of changes should be made to the Local Plan to make it 'sound'.

The Council has prepared a schedule of the proposed changes which are known as 'Main Modifications'. A 6 weeks consultation is taking place on the Main Modifications, between 13<sup>th</sup> September 2018 and 26<sup>th</sup> October 2018.

It is now expected that the Ashford Local Plan 2030 will be adopted in early 2019.

Further details on the progression of the Local Plan to 2030 and evidence base is available at: [www.ashford.gov.uk/local-plan-to-2030](http://www.ashford.gov.uk/local-plan-to-2030)

### Gypsy and Traveller Accommodation DPD

To enable the Council to re-run a specific 'call for Gypsy & Traveller sites' process, and to ensure an up to date evidence base on the topic of Gypsy and Travellers accommodation, it is now the Council's intention to produce a specific DPD relating to the subject, which will support the Local Plan 2030. The DPD will aim to update the evidence base and identify further sites for allocation. The initial consultation and evidence gathering stages, including an updated Gypsy and Traveller Accommodation Assessment (GTAA) and Issues and Options consultation commenced in April 2018, with proposed submission planned for early 2019.

# Chapter 4 - Housing

## Part 1 - Summary Housing Statistics

This part of the document covers the period from 1st April 2017 to 31st March 2018 and contains information on yearly housing completions and performance against housing policies / indicators

### **Completions:**

Total Net Housing Completions: 577

- Ashford Town Centre and Urban Areas: 429
- Tenterden and Rural Areas: 148

Housing completions on 'windfall' sites<sup>1</sup>:

203 Number of affordable housing

completions: 108

Completions on Brownfield Land (PDL): 293 (51%)

Dwellings completed through permitted development rights: 77

### **Permissions in 2017/18:**

New dwellings granted planning permissions (inc outlines): 1,277

Number of affordable houses granted permission: 261

Number of new dwellings given prior approval through permitted development rights: 64

Size of dwelling granted planning permission:

- 1 bed: 116
- 2 bed: 276
- 3 bed: 208
- 4 bed: 162
- 4 bed: 71
- Not known: 444

Number of permanent Gypsy and Traveller pitches granted permission: 8

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<sup>1</sup> Sites including conversions which become available for appropriate housing development, other than through the Local Plan allocation process.



# Chapter 4 - Housing

## Part 2 - Context of the Ashford Local Plan 2030

Following the close of the hearing sessions of the Local Plan examination, the Council received a post hearings advice note from the Inspectors which directed that a number of changes should be made to the Local Plan to make it 'sound'. This includes the deletion of several site policies, and changes to a number of other policies, including Policy SP2 – the strategic approach to housing delivery. The Council is currently consulting on 'Main Modifications' to the Submission Version of the Local Plan. The 'Main Modifications' includes a revised Housing Trajectory, which sets out the Council's current position in terms of the supply of housing land. At the time of writing, the Council has a five year housing land supply, based upon the requirements and provision set out the 'Main Modifications' to the Ashford Local Plan 2030.

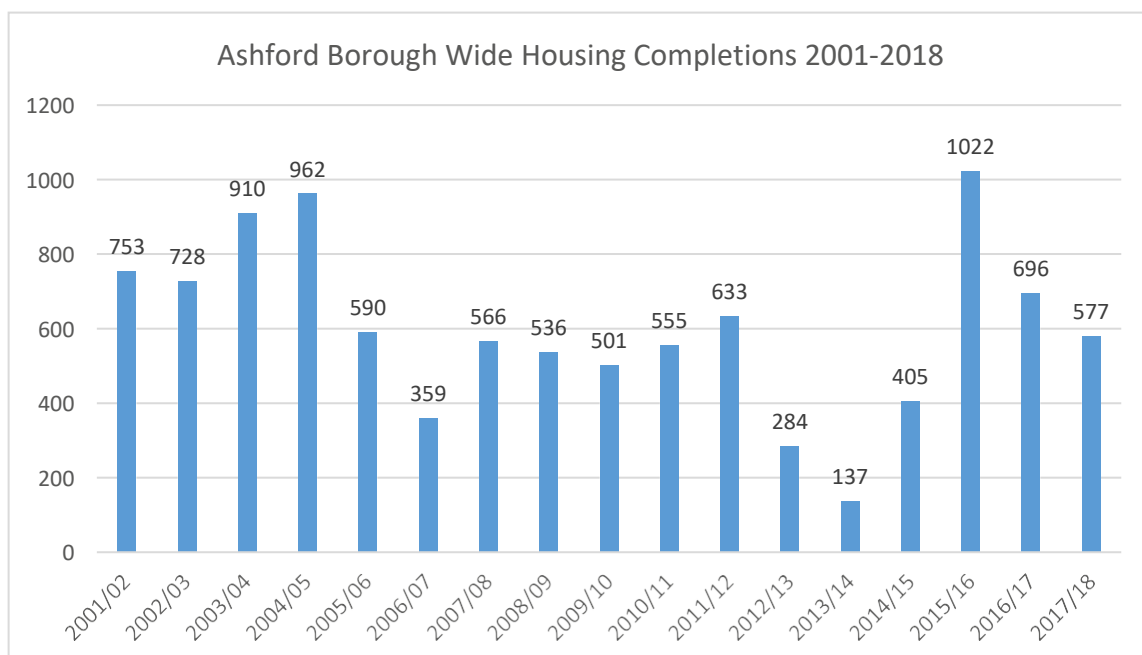
This monitoring report contains data that was collected during the monitoring year, 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018. All of the figures provided in this year's monitoring report have been compared to the requirements of the Ashford Core Strategy (using 2001 as start date), and other relevant DPDs as these are the current adopted development plan.

## Part 3 - Housing Completions

### Borough Wide Housing Completions

The net number of housing completions across the Borough in the 2017/18 monitoring year was **577**, with 293 units (51%) being built on previously developed land. This is not quite as high as the number of completions in the last monitoring year (696), but is the fourth highest total completions figure since 2004/05. This completion rate can be attributed to the fact that as of 31<sup>st</sup> March 2018, there were 298 dwellings under construction.

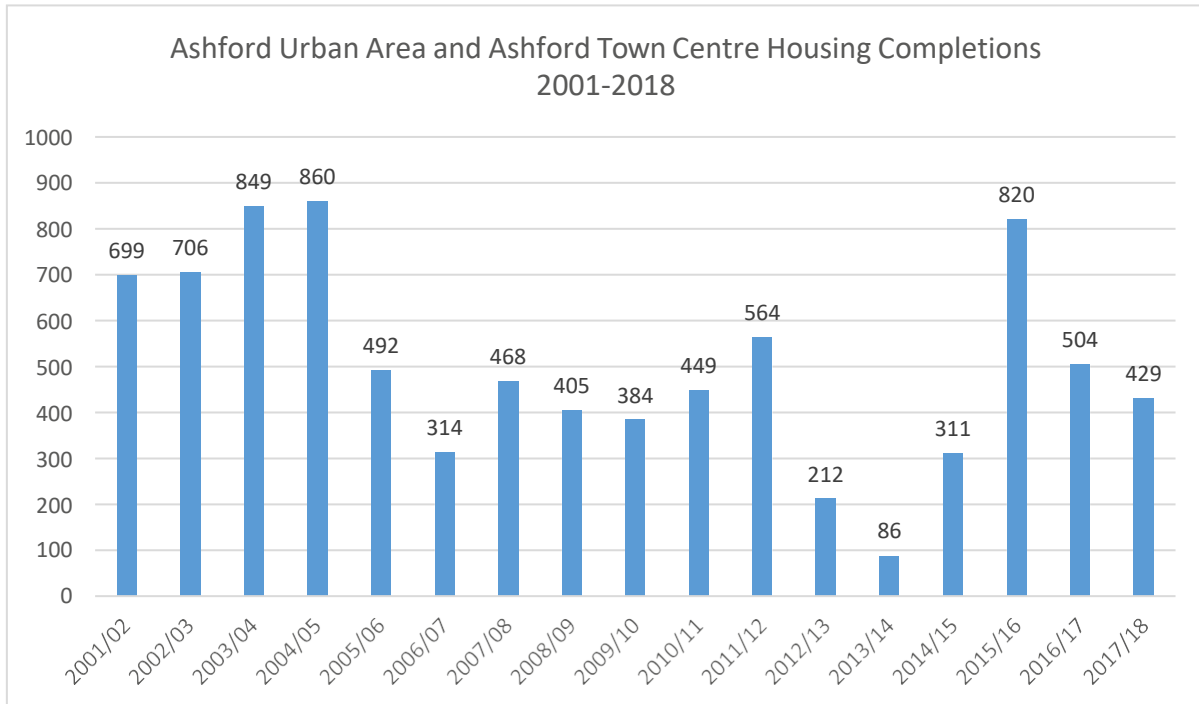
Due to the high number of planning applications being submitted and granted in 2018, it is envisaged that housing completions will continue to remain relatively high over the next few years. The cumulative total of completions for the period 2001 to 2018 now stands at **10,214** dwellings.



## Chapter 4 - Housing

### Ashford Urban Area and Ashford Town Centre Housing Completions

The net total number of housing completions in the urban area, including the town centre, this year was **429**. The graph below sets out these completions for the period 2001-2018. As of 31st March 2018, a total of 252 dwellings were under construction in the urban area and town centre.

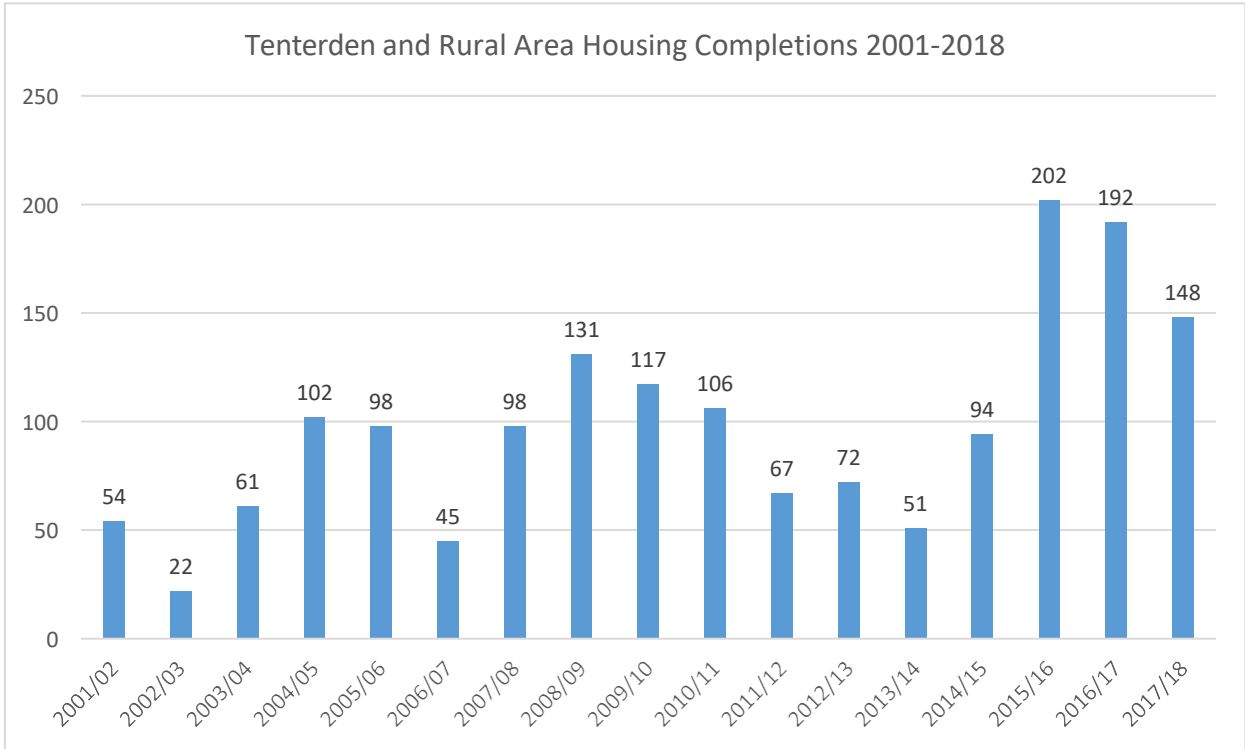


<b>Notable urban area and town centre developments that have contributed to the above completion graph</b>	<b>Completions 2017/18 monitoring year</b>
(Policy TC8) Godinton Way, Industrial Estate	<b>52</b>
The North School, Essella Road	<b>17</b>
Farrow Court, Eldercare Centre, Stanhope Road	<b>12</b>
15 to 17 North Street, Ashford	<b>14</b>
(Policy U5) Land adjoining 1 Willesborough Court, Blackwell Road South	<b>26</b>
Tufton House, Tuffon Street	<b>36</b>
Land parcel 15 former Rowcroft and Templer Barracks site	<b>24</b>

# Chapter 4 - Housing

## Tenterden and Rural Area Housing Completions

During the 2017/18 monitoring year, there have been **148** completions in the rural area, which brings the cumulative total since 2001 to 1655.



Major development sites (over 10 units) that have contributed to these figures are set out below:

Notable Tenterden and Rural Area developments that have contributed to the above completion graph	Completions 2017/18 monitoring year
(Policy WYE1) Land north of Kelston, Churchfield Way	17
(Policy ALDI) Land abutting Celak Close south east of Calleywell Lane, Aldington	12
(Policy TENT1a) Land south west of Recreation Ground Road and north and east of Smallhythe Road	20

## Chapter 4 - Housing

### Windfall Applications

**203 dwellings were completed on windfall (not allocated) sites during the monitoring year.** Overall, the urban/town centre contribution was 104, whilst windfall completions in the rural area amounted to 99 units.

### Permissions Granted

**A total of 1,277 dwellings were granted planning permission in 2017/2018,** of which 94 were within outline permissions and 1,183 in full planning permission<sup>2</sup> or reserved matters.

**In total, the council approved 194 housing applications in the 2017/2018 monitoring year.** Some of the major applications can be seen below:

App No	Type of permission	Site	Site Location	Number of units
16/01722/AS	Full Planning Application	(Policy S17) Land between Hinxhill Road and Hythe Road, Willesborough, Kent <sup>3</sup>	Rural	192
17/00354/AS	Reserved Matters Application	(Policy U6b) South Kent College, Jemmett Road, Ashford, Kent	Urban	160
14/01486/AS	Full Planning Application	(Policy CHAR1) Land between Arthur Baker Playing Field and Ashford Road, Charing, Kent	Rural	51
17/00703/AS	Reserved Matters Application	(POLICY U11) Land south west of 11 Butt Field Road, Singleton	Rural	12
15/01496/AS	Full Planning Application	(POLICY S36) Land rear of the Kings Head, Woodchurch Road, Shadoxhurst, Kent	Rural	19
17/00505/AS	Full Planning Application	Yew Tree Park Homes, Maidstone Road, Charing, Kent	Rural	15
16/01271/AS	Full Planning Application	Courtlands, Church Hill, Bethersden, Ashford, Kent,	Rural	17

<sup>2</sup> Includes residential units allowed through permitted development rights

<sup>3</sup> This Application was granted permission by appeal at Planning Committee

## Chapter 4 - Housing

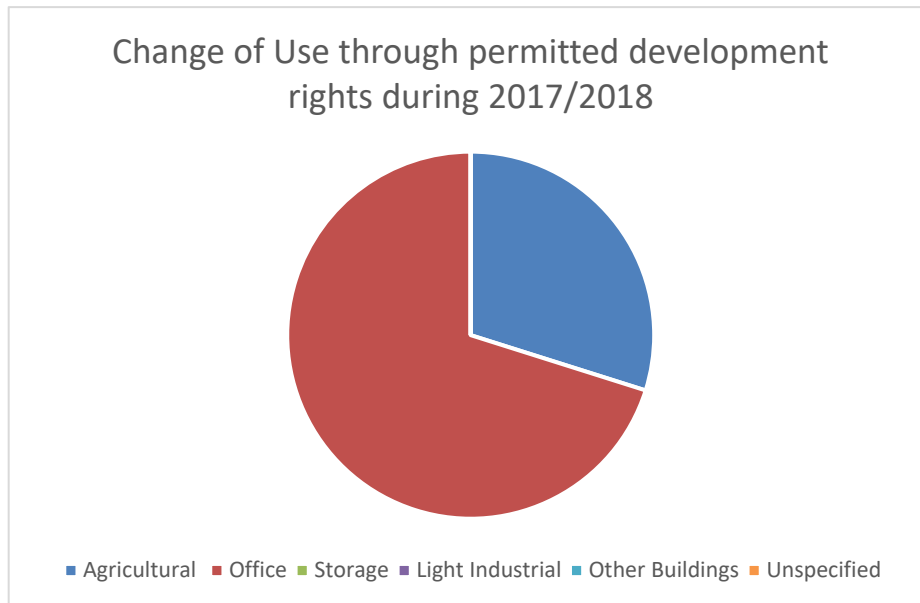
### Residential dwellings provided through Permitted Development Rights

In April 2014, the government introduced permitted development rights in England allowing the change of use of certain retail units, office and agricultural buildings to be converted into residential accommodation via a prior approval application made to the Council. Under this scheme **64 residential properties were given prior approval** during the 2017/18 monitoring year.

### Number of completions through permitted development rights during 2017/18

- Agricultural to Residential- 23
- Office to Residential- 54
- Storage to Residential- 0
- Light Industrial Use to Residential- 0
- From other buildings regarded as previously developed- 0
- Unspecified to Residential- 0

The net number of residential properties **completed through Permitted Development rights in 2017/18 was 77.**

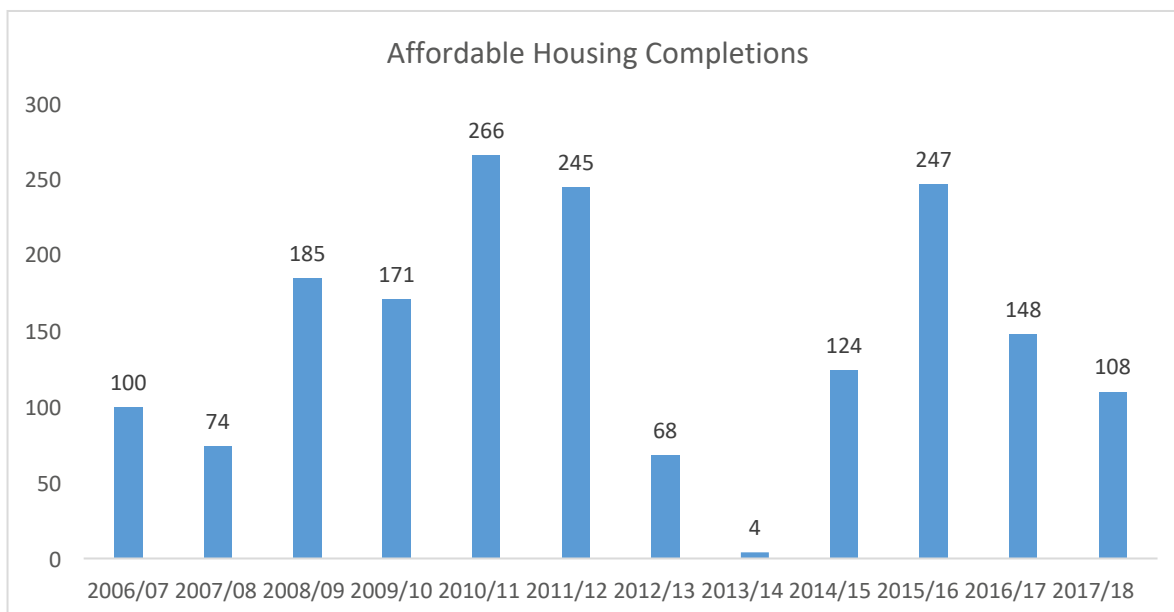


## Chapter 4 - Housing

### Part 4 - Affordable Housing

The provision of additional affordable housing is a key priority of the council and is reflected in the Housing Strategy, the Core Strategy and submission Local Plan 2030.

A total of 108 units of new affordable housing have been delivered in the borough for this monitoring year. Within the total of 108 units, 8 were social needs housing, 57 for social rent, 30 for affordable rent, 9 for affordable shared ownership and 4 were not determined.



Although this year's figure is lower than previous, this is in correlation with the overall completions data. Affordable housing provision is likely to stay at a higher level over the coming years as 261 affordable units were granted planning permission during the 2017/18 monitoring year; 0 for social rent, 64 for affordable rent, 0 for intermediate rent and 125 for affordable shared home ownership. 72 units are yet to be determined.

### Local Needs and Specialist Housing in the Rural Area

Local needs housing is aimed at people that have a specific local connection with a parish as defined in paragraph 7.24 of the Tenterden and Rural Sites DPD and who cannot afford to rent or buy a house in that area. The council also recognises that some residents within the rural areas may require specialist accommodation to enable them to stay within their community and live a higher-quality life.

Where a need is identified the council will consider the use of exception sites to bring forward carefully planned and designed schemes to meet these local needs. This is set out in Policy 'TRS4 – Exception sites for local needs housing' and 'TRS5 – Exception sites for Local needs housing' and 'TRS5 – Exception sites for specialist housing schemes' in the Tenterden and Rural Sites DPD and is transferred into the draft Local Plan 2030 as policy HOU2

## Chapter 4 - Housing

During the 2017/18 monitoring year there were **8 local needs homes (exception site) completed** which was 8 dwellings at land north of Bower Farm in Mersham. Also, **19 dwellings (exception site) under construction**:

- 4 dwellings at 12 to 16 Jubilee Field, Wittersham
- Garage blocks, land between 26 and 51 Brattle, Woodchurch for 4 dwellings
- Land south of 16 to 34 Calland, Smeeth for 4 dwellings
- Land opposite Hardens View, Church road, Warehorne for 4 dwellings
- Agricultural buildings at Britton Farm, Maidstone Road, Hothfield for 3 dwellings.

### Part 5 - Gypsy and Travellers

***During the 2017/18 monitoring year 8 permanent pitches and temporary pitches were granted planning permission.***

In August 2015, the Government published the new planning policy for traveller sites (PPTS), which supports the National Planning Policy Framework (NPPF) and sets out the national policy requirements with respect to Gypsy and Traveller provision. The 2015 PPTS replaced the 2012 PPTS, at the same time redefining the definition of who qualifies as a 'traveller'.

Under the new definition travellers who have ceased to travel are now excluded.

### Providing for Gypsies and Travellers in the draft Local Plan 2030

The draft Ashford Local Plan 2030, published in June 2016, sets out the Council's proposed approach to delivering pitches in the borough over the plan period. Due to the change in definition of gypsies and travellers the GTAA evidence base has been re-interrogated to provide an Objectively Assessed Pitch Need (OAPN) for the Local Plan period, 54 pitches by 2030.

The draft Local Plan proposes to meet the above need by allocating 2 sites in the borough, providing 4 pitches and delivering the rest through a windfall policy. There will also be a traveller site retention policy to ensure that existing sites are not lost to other uses and remain available to future generations of travellers. In addition there will be a separate Gypsy and Traveller DPD (see Chapter 3).

<b><i>Applications granted during the 2017/2018 monitoring year</i></b>	<b><i>No of pitches granted</i></b>	<b><i>Decision date</i></b>	<b><i>Granted on Appeal</i></b>
<i>16/01431/AS- Milee, Nickley Wood Road, Shadoxhurst</i>	4	01/06/2017	No
<i>16/01493/AS- The Willows, Pluckley Road, Bethersden TN26 3ET</i>	4	12/01/2018	Yes

# Chapter 4 - Housing

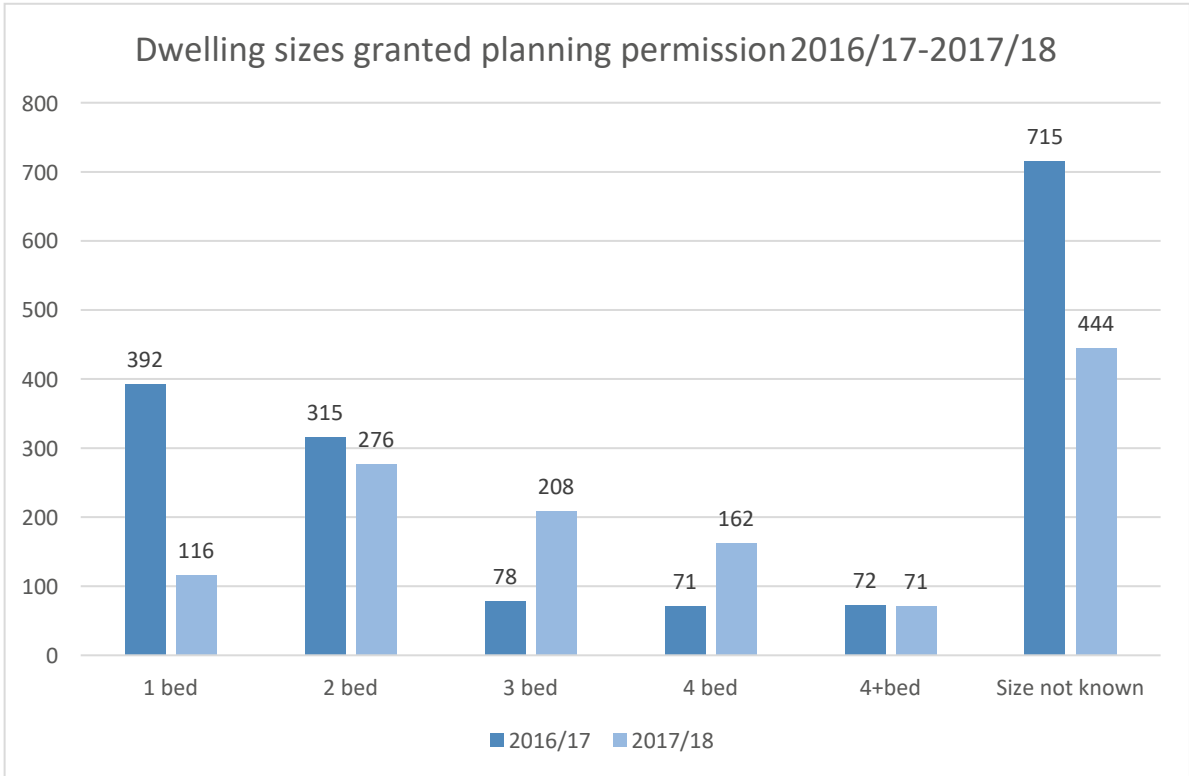
## Part 6 - Design of new housing

### Providing a range of Dwelling Types and Sizes

Policy CS13 of the Core Strategy aims to respond to identified local housing need for a reasonable mix of house size and type within the Borough. A performance indicator is used to monitor 'the number and location of planning permissions granted for dwelling sizes: 1, 2, 3, 4 and 4+ bedrooms'. A similar policy has been transferred across to the draft Local Plan as policy HOU18.

1,277 dwellings were granted planning permission during the 2017/18 monitoring year. The table below provides an indication as to the size of dwelling granted planning permission during the monitoring year and the table below information on the size of dwelling granted permission by Ward.

Overall it can be seen that a range of house sizes are being permitted across the borough. This year has seen an increase in the number of 3 and 4 bedroom properties, which is in contrast to last years' permissions which showed more one bedroom properties (see table below). However, there is generally a similar percentage split between different property sizes.





## Chapter 4 - Housing

Ward	1 Bed	2 Bed	3 Bed	4 Bed	>4 Bed	Size not known	Sum of Dwellings
Aylesford Green	0	1	0	0	0	0	1
Beaver	10	55	53	43	0	0	161
Biddenden	0	1	2	1	2	11	17
Bockhanger	0	0	0	1	0	0	1
Boughton Aluph & Eastwell	1	0	2	0	3	0	6
Charing	6	24	13	15	1	29	88
Downs North	0	0	1	1	2	1	5
Downs West	0	0	9	2	8	1	20
Godinton	29	64	3	0	0	127	223
Great Chart	0	5	0	0	0	12	17
Isle of Oxney	0	1	2	4	1	1	9
Kennington	4	0	0	4	0	0	8
Norman	0	4	0	0	0	1	5
North Willesborough	2	27	84	70	11	44	238
Park Farm South	0	14	0	0	0	0	14
Rolvenden & Tenterden West	2	0	0	1	4	0	7
St Michaels	0	11	5	0	3	0	19
Saxon Shore	2	2	7	1	3	19	34
South Willesborough	1	2	1	0	1	0	5
Stour	0	1	0	0	0	0	1
Tenterden North	0	2	1	0	0	0	3
Tenterden South	0	2	2	0	7	1	12
Victoria	47	33	4	4	0	0	88
Washford	0	2	1	0	0	0	3
Weald Central	2	11	10	11	9	37	80
Weald East	0	0	1	0	4	86	91
Weald North	0	0	0	0	9	60	69
Weald South	10	14	7	4	1	14	50
Wye with Hinxhill	0	0	0	0	2	0	2
<b>TOTALS:</b>	<b>116</b>	<b>276</b>	<b>208</b>	<b>162</b>	<b>71</b>	<b>444</b>	<b>1,277</b>

Table showing permissions by ward and bedroom numbers in 2017/18

## Chapter 4 - Housing

### Density

Quality place-making and design is a key priority for Ashford Borough Council and this is reflected in policy CS9 of the adopted Core Strategy.

The density targets contained within the Core Strategy were set by government legislation, which was in place at that time. The overall aim was for the majority of sites delivering 10 dwellings or more, to be in the density range of 30 and 50 dwellings per hectare (dph), with a small amount above 50dph, which would most likely occur in town centres.

Since the Core Strategy was adopted in 2008, the council has introduced further additional requirements for new developments to meet. These new standards which are contained within the Residential Space and Layout SPD and the Residential Parking and Design Guidance SPD have influenced the overall site densities and impacted on the density figures that were anticipated in 2008.

**The figures for 2017/18, show that of the major sites (of 10 units or more), a total of 227 of the 329 dwellings were completed at a density of 30-50dph, the remainder were all completed at less than 30dph.**

### Part 7 - Monitoring of performance indicators

In accordance with section 16 of the Core Strategy effective monitoring is an essential component in achieving sustainable development and sustainable communities. Monitoring provides crucial information to establish what is happening now and whether policies are working or need amending in the future. Set out in Appendix 1 is the full list of performance indicators for housing monitored against the data collected for 2017/18 year, many of which have been summarised in this chapter.

## Chapter 6 - Recreational and Community Facilities

An important part of creating sustainable developments, is the planning and delivery of cultural and community infrastructure that meets the needs of the local population. The council, through adopted Core Strategy Policy CS18: Meeting the Community's Needs, sets out the requirement for infrastructure and facilities to meet the needs generated by new development, including public open space, recreation, sports, children's play, leisure, cultural, education, youth, health, public service and community facilities.

### Section 106 Agreements

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions'.

A report has been produced on Section 106 activity for the period 1<sup>st</sup> April 2017 to the 31<sup>st</sup> March 2018 in Ashford. The primary purpose of the report is to show transparently how contributions are being collected and applied in a proper way and that the monitoring of section 106 contributions remains a very important resource stream. It includes details of new contributions negotiated, an accounts update and details of funds received from existing agreements.

This report was prepared for the Cabinet Meeting which took place on the 12<sup>th</sup> June 2018:  
<https://ashford.moderngov.co.uk/documents/s2476/Section%20106%20Agreements%20-%20Annual%20Progress%20Report.pdf>

## Chapter 6 - Recreational and Community Facilities

### Recreation, Sport and Play

Undertaking recreational, sport and play activities form an important role in the quality of our lives and wellbeing. As Ashford continues to grow, a need for the provision of new facilities is required, along with the need to upgrade any existing provision. New housing developments also have a requirement to provide open space and leisure facilities to meet the needs of the local community.

Ashford Borough Council is committed to providing local communities with high quality and accessible play spaces, and we continually seek to secure additional funding to maintain and strengthen the local play offer. The following provides a brief overview of schemes that have been, or are in the process of being delivered:

#### **Repton Park Community Centre**

Repton Park Community Centre or 'Repton Connect' has been under construction for the past year and has recently opened. This has now been handed over to the newly formed trust. The Community Centre's facilities include a multi-use games area, two large internal rooms that can be used for activities and an area of open space to the rear of the facility.

#### **Finberry Community Centre**

As part of Crest Nicholson's development at Finberry there is a requirement on the developer to construct a community centre and sporting facilities to serve the residents of the new development. The Council is currently in talks with the developer to discuss the design, layout and sporting uses of this community hub. It is likely that planning approval would be sought in 2018 with an expected opening in 2020.



## Chapter 6 - Recreational and Community Facilities

### **Bulleid Place Play Area and Open Space**

This project will replace the play area at Bulleid Place, with a newly designed and built play area, alongside landscaping works. This new play area will include an adult gym, provided alongside an open space works. Newtown Green will also have its young children's play area refurbished and some items replaced.



### **Bridgefield**

This creation is formed of a local community park, play area and nature conservation area. The play area has been designed to cater for all age groups. The concept of the play area and designed equipment promotes the three themes of the Iron Age, Nature and Water. The play area will include, amongst other play equipment, a bespoke tower with two zip wires, trampolines, swings, carved farm animals and small and full size play tractor. The park has now opened.



## Chapter 6 - Recreational and Community Facilities

### Town Centre public realm improvements

With the likely increase in pedestrian activity from the proposals to the South of Beaver Bridge, the brewery and hotel, the developed commercial quarter, the station and the college site there is a clear need for the visual quality improvements through enhancements to the public realm. These works were carried out by Kent Highways early 2018 and has since been completed. As part of the public realm works in front of International house and opposite Ashford International Train Station there was an opportunity to install an art piece- Ashton Leaf.

### Victoria Park

The project is within the development stage of a bid to Heritage Lottery Fund. Currently the masterplan is being refined and detailed in response to community and stakeholder engagement with surveys. The key areas for the project include provision of a café, better play areas, and improvements for wildlife, better toilets, improved safety and security, and more activities and events.



### Conningbrook

The Masterplanning process will focus on the leisure land within the park and inclusion of elements of infrastructure, play, leisure and recreation needed to complete this strategic park for the borough.

The work will complete the designs for the final layout of the park and incorporate the proposed hub building, footpaths, parking, storage, play area, signage/interpretation, landscaping and artistic interventions. As the enabling residential development is now well underway, the final features for the park can be commissioned and delivered.

## Chapter 7 – Environment and Land Use

### Biodiversity

In the Ashford Borough, there are a number of areas designated for their landscape or ecology value:

- Two Areas of Outstanding Natural Beauty (AONB) – Kent Downs and High Weald
- Three National Nature Reserves (NNR) - Hamstreet Woods, Wye Downs and Dungeness, Romney Marsh and Rye Bay
- 13 units for Sites of Special Scientific Interest (SSSI)
- 5 Special Landscape Areas (SLA) - North Downs, High Weald, Greensand Ridge, Low Weald, Old Romney
- 68 Local Wildlife Sites (LWS) of County-wide importance
- Two Special Areas of Conservation (SAC) - Wye and Crundale Downs and Dungeness, Romney Marsh and Rye Bay

### Dungeness, Romney Marsh and Rye Bay EU designation

On the 30<sup>th</sup> March 2016, the Dungeness, Romney Marsh and Rye Bay SSSI, NNR and SAC was also registered as a Ramsar Special Protection Area, an international designation that provides protection for wetlands and their resources. Due to coastal processes, the area has become a valuable diverse coastal landscape, comprising of a vast variety of habitats including mud flats, reedbeds, grazing marshes, shingle beaches, freshwater pits and saline lagoons to name but a few. With over 34,000 individual waterbirds using the site in the non-breeding season, the site is incredibly important to a number of different species, particularly birds such as the Ruff, Aquatic Warbler, Mediterranean Gull and Bewick's Swan.

The Dungeness, Romney Marsh and Rye Bay Ramsar site lies immediately to the south west of Hamstreet and immediately to the north east of Appledore along the Royal Military Canal. Wittersham lies to the north west of the site. All applications for development of this site should therefore include an Environmental Impact Assessment Study, demonstrating how the proposals will effect upon the integrity of the biodiversity of this designated wildlife area.

### SSSI

An assessment of the condition of all Sites of Special Scientific Interest (SSSI) units is available on the Natural England website: <https://designatedsites.naturalengland.org.uk/>.

The latest information (collected information- 9<sup>th</sup> August 2018), shows there are 186 units within the Ashford Borough. Designations are not contained within borough boundaries and therefore if a small area of SSSI crosses into Ashford from another borough, it will form part of the Ashford unit for monitoring purposes.

## Chapter 7 – Environment and Land Use

The SSSI unit conditions classified within the borough shows the following results:

- Favourable: 117 sites (63%)
- Unfavourable: 0
- Unfavourable/Declining: 5 sites (3%)
- Unfavourable/No Change: 2 site (1%)
- Unfavourable/Recovering: 62 sites (33%)

Compared to last year, there are no additional 'unfavourable-declining' sites. There has been a slight increase in 'favourable sites'.

### Water

South East Water (SEW) recently consulted on its draft Water Resources Management Plan (dWRMP19), which projects forward over a significantly longer time horizon (2020-2080) to ensure joined up long-term planning for water resources. This is due to be submitted to DEFRA for approval in the 2019. While water consumption in the Borough has been continuing to fall, the Council is continuing to engage with SEW – as part of the ABC-led Ashford Water Group - in its twin-track approach to supply. This approach, which requires an increase in water efficiency alongside measures, most notably a new reservoir at Broad Oak in Canterbury, to ensure longer term water reliability.

Ashford Core Strategy (2008) Policy CS10 required all new dwellings on major sites to be built to Code for Sustainable Homes standards, which included a requirement for water efficient design to use no more than 105 litres of potable water per person per day (l/p/day). This has driven up water efficiency in this borough markedly. A national standard for water efficiency was introduced into Building Regulations Part G in 2010 requiring a designed standard of 125 l/p/d equivalent to Code level 1. In October 2015, following consultation on the Housing Standards Review the Government introduced a new 'optional' higher tier for water efficiency into Building Regulations. This enables local authorities to require buildings to be designed to facilitate 110 l/p/d equivalent to Code level 3 of the Code for Sustainable Homes.

Importantly, the Government will not allow any other standards for water efficiency to be set by local planning authorities through policy. In a context of regional water scarcity in both of Ashford's catchment areas, however, the need for continued policy impetus for water efficiency is justified and recognised in Policy ENV7 of the Local Plan to 2030.



## Chapter 7 – Environment and Land Use

The dWRMP19 also touches on the importance of an integrated approach to water, considering the whole water cycle including supply, surface water, ground water, drainage, treatment and environmental quality. This remains a key concern of the AWG in its mission to ensure that the future development and expansion of Ashford leads to the protection and enhancement of the water environment both locally and local catchments, for the benefit of people, wildlife, and our cultural heritage and landscape. Further details of the approach to the water environment are found in the Ashford Water Cycle Study (2016); and Policies ENV6 and ENV8 in the Local Plan to 2030 require keen attention respectively to flood risk and to water quality, supply and treatment in development.

Policy ENV9 of the Local Plan requires that all development should include appropriate sustainable drainage systems (SuDS) for surface water management, in order to avoid any increase in flood risk or adverse impact on water quality. This policy is supported by the Sustainable Drainage Supplementary Planning Document (SPD). This SPD sets out how developers can meet planning policy requirements while creating interesting and context-specific places.

### Flooding

In 2017/18, no planning permissions were granted against the advice of the Environment Agency on flood defence or water quality grounds.

### Land Use

One of the guiding principles contained within Policy CS1 of the current adopted Core Strategy is:

*'The best use of previously developed land and buildings to help regenerate urban areas and the carefully phased release of green field land to make best use of a finite resource'*

Of the 577 housing completions for 2017/2018, 293 dwellings were completed on previously developed land (PDL) which equates to around 51%. This is higher than the previous year's figure of 40%, as it was expected that many of the vacant brownfield sites around the urban area would be developed.

## Chapter 8 – Transport

### Transport

Policy CS15 of the adopted Core Strategy is seeking to promote public transport and other non-car based modes of travel. Ashford already benefits from a strong road network that provides excellent links to the UK and the continent. As Ashford grows, it is important the town's transport infrastructure can cope with the increased traffic.

In August 2017, Kent County Council adopted **Local Transport Plan 4: Delivering Growth without gridlock 2016-2031**. The Plan highlights KCC's priority schemes that are nationally important, such as a solution to Operation Stack, as well as priority local schemes within Ashford borough such as enhanced Station access, a cycling strategy and bus improvements. Investment in infrastructure is vital to boost the economy and support a growing population. This transport plan can be viewed here:

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/local-transport-plan>

### Major highways development progress

#### M20 Junction 10a

Highways England are proposing a new motorway junction (Junction 10a) and new access road from the A2070 which was submitted to the Secretary of State (SoS) on 01 September 2017. A Notice to Proceed was issued on 28 March 2018 and this means the following can complete:

- Phase 1 – Carefully planned site clearance with a focus on ecology. Haul road created for utilities.
- Phase 2 – Temporary diversion of the A20 to allow earthworks to be carried out for the new alignment. Work will start on the A2070 roundabout and construction elements of the new Junction 10a.
- Phase 3 – The placing of the bridge beams and deck on the main gyratory and the construction of the balancing ponds.
- Phase 4 – Work to complete the link road between the new junction 10a and the A2070.

Work is expected to be completed in May 2020.

More information on this development can be found on the Highways England Website: <http://roads.highways.gov.uk/projects/m20-junction-10a/>

#### A28 Chart Road, Ashford

Kent County Council is promoting the improvement of the A28 Chart Road between the Tank and Matalan roundabouts. This follows the award of £10.23 million from Government Local Growth Funding. Work on improving traffic flow by providing a two lane dual carriageway has been delayed.

## Chapter 8 – Transport

Further information is available on the KCC website at:

<http://www.kent.gov.uk/roads-and-travel/what-we-look-after/roads/road-projects/a28-chart-road-improvement-scheme>

### **Walking and Cycling**

With many new housing and business developments within about 2 miles of the town centre, we need to ensure that cycling and walking is promoted. The aim is to provide a high quality network of routes that will encourage people to cycle or walk to their place of work, school, college and into the town centre. Reducing the need to travel by car is key, to ensure the sustainable growth of Ashford and will help to reduce congestion and pollution in the area. Alternative means of travel such as cycling or walking, offer a pleasant recreational activity and considerable health benefits.

There are plans to review the current Ashford Cycling Strategy for the next monitoring year. The current Ashford Cycling Strategy 2011-2016 is available to view at:

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/transport-and-highways-policies/cycling-strategies>

*As there are no cycling/walking figures available for 2018, ABC are unable ascertain whether the number of people cycling or walking has increased in 2017/18.*

## Chapter 9 – Duty to Co-operate and Public Consultations

### Duty to Co-operate

Local Councils are expected to address strategic issues relevant to their areas through the “Duty to Co-operate” which is set out in the Localism Act (2011) and described in the National Planning Policy Statement (NPPF) March 2012.

Section 110 of the Localism Act sets out the guidance for the new Duty to Co-operate:

- Relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council;
- Requires that councils set out planning policies to address such issues
- Requires that council’s and public bodies engage constructively, actively and on an on-going basis to develop strategic policies; and,
- Requires councils to consider joint approaches to plan making

Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate. Paragraphs 178-181 provides guidance on “planning strategically across local boundaries”, and highlights the importance of joint working on areas of common interest. The emphasis is on working collaboratively with other bodies to ensure that strategic priorities across boundaries are properly co-ordinated.

Evidence will be required to demonstrate having successfully cooperated on issues with cross boundary impacts.

The duty to co-operate also covers a number of public bodies in addition to councils. These bodies are required to co-operate with Councils on issues of common concern to develop sound local plan. These bodies are currently identified in the Local Planning Regulations as:

- Environment Agency
- Historic Buildings and Monuments Commission for England (known as Historic England)
- Natural England
- Mayor of London
- Civil Aviation Authority
- Home and Communities Agency
- Each clinical commissioning group established under section 14D of the National Health Service Act 2006
- Office of Rail Regulation
- The National Health Service Commissioning Board
- Transport for London

## Chapter 9 – Duty to Co-operate and Public Consultations

- Office of Rail Regulation
- Integrated Transport Authorities
- Highways Authorities
- Marine Management Organisation
- Local Enterprise Partnership
- Local Nature Partnership

Section 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report (AMR) must give details of what action they have taken during the period covered by the report.

The duty to co-operate is a legal requirement of the plan preparation process and in order for the plan to be examined by the Planning Inspectorate (PINs) councils need to demonstrate that the Duty has been undertaken appropriately.

This report sets out the actions that have taken place during the period 1 April 2017 to 31 March 2018.

The Council has always adopted good practice in terms of consultation with other adjoining local authorities, including Kent County Council and other partners, on planning policy matters which continues today.

Discussions have been ongoing throughout the year with meetings held with officers from the following neighbouring authorities:

The East Kent group of authorities – Ashford, Canterbury, Dover, Shepway and Thanet - continued to meet in accordance with the Memorandum of Understanding that was agreed by the Council in April 2014. There was a meeting of the authorities in April, June, August, November 2017 and March 2018.

## Chapter 9 – Duty to Co-operate and Public Consultations

The Council produced a Duty to Cooperate Statement that accompanied the submission of the Ashford Local Plan in December 2017. This can be found on the website under SD07, along with other submission documents that were submitted alongside the Local Plan.

The Council also continues to attend the Kent Planning Officer Group (KPOG) and Kent Planning Policy Forum (KPPF) meetings, which brings together planning officers from across Kent to discuss key issues and to share and encourage best practice.

### Public Consultation

Community involvement is an important part of preparing Local Plans. The Statement of Community Involvement (SCI) sets out how the council intends to achieve continuous community involvement in the preparation of local plan documents in their area as well as involve the public on consultation on planning applications.

The aim of the SCI is to ensure that all sections of the public and community, including local groups and organisations, are actively represented and involved throughout the process of preparing any Local Plan Documents. The consultation events carried out between the 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 followed the guidance set out in the council's SCI 2013 are detailed below.

### Local Plan 2030 Consultation events 2017/2018

The Local Plan sets out the land that needs to be provided in the borough to accommodate new homes and jobs up to 2030 and contains a number of sites across the borough proposed for development as well as establishing policies and guidance to ensure local development is built in accordance with the principles of sustainable development. Once adopted, it will replace the currently adopted development plan documents.

The first draft of the plan was formally published and made available for consultation during the summer of 2016, and following this a series of proposed 'Main Changes' to the plan was consulted on over the summer of 2017.

There were a number of 'Main Changes' proposed which were completely new topic or site policies. It was considered appropriate to address these issues before the Local Plan 2030 is submitted to the Secretary of State to be examined by an Independent Planning Inspector.

The council received around 1180 representations during the 'Main Changes' consultation, the content of these comments were assessed and liaised with objectors where necessary to make additional changes before submission.

## Chapter 9 – Duty to Co-operate and Public Consultations

The final draft of the Local Plan was submitted to the Secretary of State in December 2017 who appointed two Independent Inspectors to undertake an Examination to assess whether the Plan was ‘Sound’ and had been prepared in accordance with legal requirements.

Part of the Examination process involved hearing sessions where those who had commented on the plan during consultation were invited to attend and had the opportunity to respond to matters and issues raised by the Inspectors in person. These hearings were held between April and June.

This section sets out the main consultation/community engagement events that have taken place during the exhibition of the Main Changes of Regulation 19 (Publication Version) of the Local Plan.

**The ‘Main Changes’ of Regulation 19 consultation took place between 7th July 2017 and 31st August 2017, for an eight week period.**

Drawing on its own database of groups who have expressed an interest in the evolving Local Plan in the past (including those consulted during the Regulation 18 and first Regulation 19 stages) and its obligation to identify specific and general consultation bodies, the Council notified those organisations, including statutory bodies, parish and town councils within the borough, and adjoining local authority areas, statutory undertakers and a range of social and environmental groups, industry and trade bodies in addition to local residents.

Having regard to its obligations under its SCI, the Council used the following methods of engagement:

### **Formal consultation techniques for Local Plans:**

- Formal consultation documents published
- Consultation notice (Statement of representation procedure Appendix C)
- News release/advert
- Electronic communication
- Online Consultation portal on website

### **Informal consultation techniques for Local Plans:**

- Informal consultation documents such as summary leaflets and FAQ’s
- Staffed exhibitions
- Informal adverts and newspaper articles
- Social Media (Appendix G) and Websites

## Chapter 9 – Duty to Co-operate and Public Consultations

The documents were also made available for viewing online and commenting on the Council's consultation website at <http://www.ashford.gov.uk/consult>

Documents, including supporting documentation, summary leaflets and statement of representation procedure, were made available for viewing at the following deposit points:

- Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL
- Ashford Gateway, Church Road, Ashford, Kent, TN23 1AS
- Charing Library, Market Place, Charing, Ashford, TN27 0LR
- Tenterden Gateway, 2 Manor Row, Tenterden, TN30 6HP
- Wye Library, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF

The whole suite of formal and additional supporting documentation was uploaded to memory sticks, with one sent to each statutory consultation body, each specific consultation body (as outlined in the SCI), each Parish Council and Community Forum, and each Ward Member. Each memory stick contained all documents listed in the Statement of Representations Procedure.

A number of public exhibitions were also held across the borough at these events, which were well-advertised through multiple means in advance, poster displays guided attendees through the process of production of the Local Plan and CIL schedule, and presented site allocations, capacities and policy text in a logical way. Each sessions was tailored to some extent to give primacy to development proposals in the immediate vicinity of the venue.



# Chapter 10 - Neighbourhood Planning

## Neighbourhood Plans consultations

### **Bethersden Neighbourhood Plan**

The Bethersden Neighbourhood Plan was passed to an Independent Examiner, Mr Richard High BA MA MRTPI, in March 2018, to assess its soundness. During the course of examination, a couple of significant issues with the Plan were highlighted for the Parish Council to address. It was agreed in June that the examination would be paused for a short time so that the Parish Council can undertake some further work on the issues raised.

All documents relating to the Bethersden Neighbourhood Plan Examination can be viewed at: [www.ashford.gov.uk/bethersden-neighbourhood-plan/](http://www.ashford.gov.uk/bethersden-neighbourhood-plan/)

### **Rolvenden Neighbourhood Plan**

The Rolvenden Neighbourhood Plan has now completed its initial 'Regulation 14' consultation which was held at the end of 2017. They have prepared a draft analysis of the public consultation feedback and are progressing to the next stage of the process.

All documents can be found here:

<http://www.rolvendenparishcouncil.org.uk/community/rolvenden-parish-council-10423/neighbourhood-development/>

## Appendix 1- Housing Statistics

Set out below is the list of performance indicators for housing monitored against the data collected for 2017/18 year.

### 1. Borough Wide Completions

#### *Core Strategy Indicator*

Net additional dwellings for the plan period and reporting year

Target - 21,850 additional dwellings for the period 2001-2021

**Actual – 2001-2018: 10,214 dwellings** (47% achieved)

**2017/18: 577 dwellings**

The average number of completions for the past 5 years is: 567

### 2. Urban Area Completions (including Town centre)

#### *Core Strategy Indicator*

Net additional dwellings completed per annum within the Ashford urban area (including Town Centre)

Target: 6,250 net dwellings for the period 2006 - 2021

**Actual: 2006–2017: 4,946** (79% achieved)

**2017/18: 429 dwellings**

### 3. Town Centre Completions

#### *Core Strategy and Town Centre AAP Indicator*

Net additional dwellings completed per annum within Ashford Town Centre

Target: 2,750 net dwellings for the period 2006-2021

**Actual: 2006-2017: 814** (27% achieved)

**2017/2018:317**

### 4. Number of net and annual additional dwellings completed within the Ashford Urban Area up to 2017(excluding Town Centre)

#### *Core Strategy and Urban Sites and Infrastructure DPD Indicator*

**Target:** Core Strategy: 1,782 dwellings to 2017

**Target:** Urban Sites and Infrastructure DPD Housing Trajectory:

Monitoring Year	Target dwellings:	Actual dwellings:
2012/13	387	211
2013/14	461	73
2014/15	510	280
2015/16	514	586
2016/2017	440	420
2017/18	No prediction in DPD for this year	317
<b>TOTALS:</b>	2,312	1,667

## Appendix 1- Housing Statistics

### 5. Rural Windfall Sites Completions

#### *Core Strategy and Tenterden and Rural Sites Indicator*

Net additional dwellings completed per annum within rural windfall sites (not including countryside)

**Target:**

2006 to 2016 = no allocation

2016 to 2021 = 35 dwellings per annum

**Actual:**

2009/10: 89 dwellings

2010/11: 81 dwellings

2011/12: 54 dwellings

2012/13: 63 dwellings

2013/14: 40 dwellings

2014/15: 75 dwellings

2015/16: 25 dwellings

2016/17: 121 dwellings

**2017/18: 72 dwellings**

### 6. Countryside dwelling completions

#### *Core Strategy and Tenterden and Rural Sites Indicator*

Net additional dwellings completed per annum on windfall sites within the countryside

**Target:** To minimise development in the countryside

**Actual:**

2009/10: 12 dwellings

2010/11: 17 dwellings

2011/12: 7 dwellings

2012/13: 4 dwellings

2013/14: 6 dwellings

2014/15: 5 dwellings

2015/16: 20 dwellings

2016/17: Data not available for 2016/17 due to national 'countryside' definition change to 'isolated'

**2017/18: Data not available for 2017/18 due to national 'countryside' definition change to 'isolated'**

### 7. Allocated Rural Sites Completions

#### *Core Strategy Indicator*

*Tenterden and Rural Sites DPD* - Net additional dwellings completed per annum within allocated rural sites

**Target** - 865 additional dwellings for the period 2008 – 2021

Phasing: 2008 - 2016 = 74 dwellings per annum, 2017 - 2021 = 54 dwellings per annum

**Actual:**

2008- 2016: 209

2016/17: 71

**2017/18: 148**

**Accumulative Total 2008 - 2018: 428**

## Appendix 1 - Housing Statistics

### **8. Gypsies and Travellers**

#### *Core Strategy Indicator*

Net additional Gypsy and Traveller pitches delivered- Transit and Permanent

**Target** – The GTAA set a pitch target of 57 permanent pitches between 2013 and 2028. The draft Local Plan revised this figure to 54 pitches for the same time period, due to the change in traveller definition.

**Actual – 2017/18: 8 Pitches**

### **9. Affordable Housing completions – Borough Wide**

#### *Core Strategy Indicator*

Gross affordable housing completions

**Target** – 1,400 additional affordable dwellings for the period 2006 - 2011

**Actual** – 2006-2018 Total of 1,670 dwellings

**2017/18: 118 dwellings**

### **10. Affordable Housing completions – Rural Area**

#### *Core Strategy and Tenterden and Rural Sites Indicator*

**Rural-** Gross affordable housing completions within the rural area/ amount of Local Needs completions provided within the rural area/ Amount of dwellings completed on exception sites for specialist housing schemes

**Target** – No rural target

**Actual** – 2009/10: 30 dwellings (all local needs)

2010/11: 35 dwellings (all local needs)

2011/12: 37 dwellings (12 local needs)

2013/14: 0 dwellings 2012/13: 0 dwellings

2014/15: 22 dwellings (5 local needs)

2015/16: 57 dwellings (12 Local Needs, 45 Local Lettings Plan)

2016/2017: See previous AMR- Chapter 4 (12 Local Needs on rural exception site)

2017/2018: 31 dwellings (8 Local Needs)

### **11. Affordable Housing granted permission**

#### *Core Strategy Indicator*

% of planning permissions granted on all qualifying sites providing 30% of affordable housing in the Ashford growth area and 35% in the rest of the borough.

**Target** – 100%

**Actual** – 2017/18: 78%

NB. The Former Rowcroft and Templer Barracks and Cheesemans sites have not been included in this calculation as these sites were allocated in the Ashford Borough Local Plan 1990, which required 20% affordable housing.

# Appendix 1 - Housing Statistics

## 12. Density

### Core Strategy Indicator

% of new dwellings on sites of 10 or more completed at:

- i) less than 30 dwellings per hectare
- ii) between 30 and 50 dwellings per hectare
- iii) above 50 dwellings per hectare

**Target** – % of new dwellings completed for the period 2006-2021: i)

0%;

ii) 88%;

iii) 12%

**Actual – 2017/18:**

i) 33.33%

ii) 53.33%

iii) 13.33%

## 13. Design Quality

### Core Strategy Indicator

Success of Design Quality policy at appeal (Policy CS9)

Target – 100%

**Actual – 2017/18: Data not available for this monitoring year**

## 14. Space Standards

### Core Strategy Indicator

Number of new residential properties granted planning permission per year, which either do or do not comply with Residential Space and Layout SPD

Target – People are content with the standard of their home and its ability to adapt to their lifestyle

**Actual – 2017/18: Data not available for this monitoring year.**

## 15. House Sizes

### Core Strategy Indicator

Number and location of planning permissions granted in 2017/2018 for dwelling sizes:

a) 1 bed; b) 2 bed; c) 3 bed; d) 4 bed; e) >4 bed; f) size unknown

No Target

**Actual 2017/2018:**

Rural: a) 23; b) 73; c) 62; d) 40; e) 59; f) 272

Urban: a) 93; b) 203; c) 146; d) 122; e) 12; f) 172

## Appendix 3 - Tourism, Recreational and Community Facilities

### Performance Indicator – Tourism in the Borough

#### (CS1, CS7, CS17 Local Indicator)

Amount of existing tourism facilities lost in the **Borough** (unless satisfactory replacement facilities are provided) and new tourism facilities gained as a result of new development (on permitted applications)

**Target** – To minimise loss of existing tourism facilities

**Actual -**                      **2017/18**                      **These figures are Holiday Lets**

	Gain	Loss	Net
	20	0	20

### Performance Indicator – Tourism in Ashford Town Centre

#### (CS1, CS7, CS17 Local Indicator)

Amount of existing tourism facilities lost in the **Town Centre** (unless satisfactory replacement facilities are provided) and new tourism facilities gained in the Town Centre as a result of new development permitted.

**Target** – To minimise loss of existing tourism facilities

	2017/18		
<b>Actual -</b>	<b>Gain</b>	<b>Loss</b>	<b>Net</b>
	1	0	1

### Performance Indicator – Recreation and community facilities

#### (CS1, CS8, CS18, CS18a Local Indicator)

Amount of existing public recreation, sports, children’s play, leisure, cultural, school and adult education, youth, health, public service and community facilities lost (unless satisfactory replacement facilities are provided) and gained as a result of new development (on permitted applications)

**Target** – No net loss

	2017/18:	Borough	(Town Centre)	(Urban)	(Rural)
<b>Actual -</b>	<b>Gain</b>	3	0	2	1
	<b>Loss</b>	0	0	0	0

During the monitoring year 2017/18, 3 major applications were granted that will provide recreational and community facilities to some degree. Two of these applications lies within the urban area, at South Kent College Jemmett Road providing open space and infrastructure (17/00354/AS) and Land between Hinxhill Road and Hythe Road, Willesborough to provide open space and play equipment (16/01512/AS). Land rear of Kings Head, Woodchurch road, Shadoxhurst will provide recreational and community facilities in the rural area (15/01496/AS). In the rural area, Yew Tree Park (17/00505/AS) is a change of use from ancillary leisure and amenity to 15 residential mobile homes. This is a loss of a recreational area, however does provide dwellings.

## Appendix 3 - Tourism, Recreational and Community Facilities

### **Performance Indicator - (Public Green Spaces & Water Environment SPD Local Indicator)**

Amount of developer contributions and commuted payments received

**Actual - 2017/18: £1,679.942**

### **Performance Indicator (Public Green Spaces & Water Environment SPD Local Indicator)**

Amount of developer contributions and commuted payments spent

**Actual - 2017/18: £1,050.421**

## Appendix 4 – Environment and Land Use

### **Performance Indicator – Biodiversity (CS1, CS11 Core Indicator)**

Change in areas of Biodiversity Importance. (Areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance)

**Target** – Increase in areas designated for their intrinsic environmental value

**Actual** – There are 186 SSSI units in the Borough:

- **Favourable: 117 sites (63%)**
- **Unfavourable: 0**
- **Unfavourable/Declining: 5 sites (3%)**
- **Unfavourable/No Change: 2 site (1%)**
- **Unfavourable/Recovering: 62 sites (33%)**

*Source: Natural England Condition of SSSI units*

### **Performance Indicator – Code for Sustainable Homes (CS1, CS10 Local Indicator)**

Amount of new homes meeting the relevant Code for Sustainable Homes (CSH) standard as set out in Policy CS10

**Target** – No target

**Actual** – No longer monitored due to changes in national planning policy

### **Performance Indicator – BREEAM standards (CS1, CS10 Local Indicator)**

Percentage of new non-residential buildings meeting the appropriate BREEAM standard and credits as set out in Policy CS10+

**Target** – No net loss

**Actual** – This will be calculated once the Employment chapter is completed

### **Performance Indicator – Carbon dioxide emissions (CS1, CS10 Local Indicator)**

Percentage of carbon dioxide emissions reduced from new developments (major) in:

- CS3 Town Centre & CS4 Brownfield Urban sites
- CS5 Urban Extensions & CS4 Greenfield Urban sites
- CS6 Rural Settlement hierarchy
- Existing and refurbishments

**Target** – For the period 2007 -2014 i) 20%      ii) 30%      iii) 10%      iv) 10%

**Actual** - No longer monitored due to changes in national planning policy



## Appendix 4 – Environment and Land Use

### **Performance Indicator – Flooding and water quality (CS1, CS19 Core Indicator)**

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

**Target – None**

**Actual - 2017/18: None**

*Source – Environment Agency (EA)*

### **Performance Indicator – Water consumption (CS1, CS10 Local Indicator)**

Reduction in average household water consumption (over existing consumption levels) in new developments

**Target – 30% to 2010      50% post 2010**

**Actual – See Chapter 7 of this report for details**

### **Performance Indicator – Dwellings on brownfield land (CS1, CS2, CS4 Core Indicator)**

Number of new and converted dwellings on previously developed land (PDL)

**Target – Average percentage completed on PDF should be:**

2010/11: 51%      2015/16: 38%      2020/21: 12%

**Actual -      2017/18: 51%**

*NOTE: The national target is 60%. In the longer term we expect this figure to decrease, as the urban extensions come forward.*

## Appendix 4 – Environment and Land Use

### **Performance Indicator – Agricultural land**

#### **(CS1, CS5, CS6 Local Indicator)**

Amount of high quality agricultural land (Grade 1, 2 and 3a) lost to development (ha) **Target**  
– No development on Grade 1 and 2 agricultural land, with a minimum development on  
Grade 3a agricultural land – on major sites of 10 dwellings or more **Actual - 2017/18:**

**Grade 1: NIL**

**Grade 2: 5 applications were granted permission; Prince Albert, 109 New Street (17/0118)/AS); Land between Arthur Playing Field and Ashford Road (14/01486/AS), Land rear of Kings Head, Woodchurch road (15/01496/AS), Yew Tree Park Homes, Maidstone road (17/00505/AS), Highmead House, Hythe Road (15/01550/AS), and Land between Hinxhill road and Hythe road (16/01512/AS).**

4 applications were granted permission on Grade 3 land during 2017/2018; Bilham Lawn Parcel B9 at Cheesemans Green (16/00124/AS); Former Kent Highways Despot, Ashford Road (12/01449/AS), Land between Smarden Charter Hall and Weahercock, Pluckley road (16/00045/AS), Courtlands, Church Hill, Bethersden (16/01271/AS).

Due to incomplete surveying of the Ashford Borough, the Agricultural Land Class 3 cannot be sub-divided into grades 3a and b.

*Source: Kent Landscape Information system (K-LIS); Natural England; Agricultural Land Classification (ALC)*

## Appendix 5 – Transport Performance Indicators

### **Performance Indicator – Infrastructure (Urban Sites DPD Local Indicator)**

Progress towards the following Infrastructure improvements within the Urban Area

- New link road to William Harvey Hospital
- Warren Park and Ride
- A28 Chart Road improvements
- SMARTLINK / Bus Services
- A2070 Orbital Park Junction
- M20 Junction 10a (or alternative)
- Strategic Park at Conningbrook

**Target** - To be commenced in the Urban Sites DPD timeframe (to 2017)

**Actual** – See Transport chapter of this report for details

### **Performance Indicator – Traffic (CS1, CS15 Local Indicator)**

Annual average peak hour traffic flow on principal roads

**Target** - Growth in car traffic flows not to exceed 49% by 2021

**Actual** - Data no longer available. KCC's Traffic Counts Programme was terminated in March 2011, due to reductions in funding.

### **Performance Indicator – Bus ticket sales (CS15 Local Indicator)**

Transport - Bus ticket sales

**Target** - No target

**Actual** - Data not available, as Kent Travel Report no longer produced

### **Performance Indicator – Smartlink (CS15 Local Indicator)**

Modal split / use of bus network

**Target** - (1) 35% of journeys to the town centre and 20% of other journeys, capable of being made by SMARTLINK to do so; (2) Reduce proportion of journeys made by car from 65% in 2003 to 57% by 2021; (3) 100% compliance with approved Green Travel plans.

**Actual** - Figures not available until the completion of SMARTLINK

## Appendix 5 – Transport Performance Indicators

### **Performance Indicator – Smartlink**

#### **(CS15 Local Indicator)**

Viability of SMARTLINK

**Target** - Revenue to exceed operating costs

**Actual** - Figures not available until the completion of SMARTLINK

### **Performance Indicator – Cycling**

#### **(CS15 Local Indicator)**

Transport – Cycling in Ashford

**Target** – 50% increase in cycling trips in Ashford by 2010/11

**Actual** - Data no longer available. KCC's Traffic Counts Programme was terminated in March 2011, due to reductions in funding.

### **Performance Indicator – Walking**

#### **(CS15 Local Indicator)**

Transport - Walking

**Target** - No target

**Actual** - Data no longer available. KCC's Traffic Counts Programme was terminated in March 2011, due to reductions in funding.