

Ashford Borough Council

Local Development Scheme

March 2018



Introduction

Ashford Borough 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).

(2)The scheme must specify—

- a) The local development documents which are to be development plan documents;
- b) The subject matter and geographical area to which each development plan document is to relate;
- c) Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- d) Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;
- e) The timetable for the preparation and revision of the development plan documents

Planning and Compulsory Purchase Act 2004 (Section 15)

The LDS is a project plan that sets out the timetable for the production of new or revised Development Plan Documents which will form the Council's Local Development Plan. This LDS, which supersedes all previous versions, sets out a planning work programme for the Council over a two year period to 2019. It will be reviewed annually through the Authority Monitoring Report which can found here: <http://www.ashford.gov.uk/authority-monitoring-reports>

The Council produced its first LDS in March 2005, followed by subsequent schemes in July 2008, December 2010, July 2014, September 2015, May 2017 and this most recent document in April 2018. In accordance with Regulations, all formerly adopted LDS timetables can be reviewed at Appendix 3¹.

¹ It should be noted that the scheme and timescales within it have evolved over recent years largely to accommodate the introduction of the National Planning Policy Framework (NPPF) and the move toward a single Local Plan system.

The current adopted development plan documents:

Development Plan Documents (Local Development Framework)

The current adopted statutory development plans for the Borough are:

- **Core Strategy (2008)**
The Core Strategy 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 between 2006 and 2021.
- **Town Centre Area Action Plan (2010)**
The Area Action Plan sets out the overall strategy for the future of the Town Centre and makes site specific allocations; it covers the period from 2009 to 2021.
- **Tenterden and Rural Sites DPD (2010)**
This development plan document incorporates topic policies and makes site allocations for residential development in Tenterden and other rural settlements. The plan covers the period from 2006 to 2021.
- **Urban Sites and Infrastructure DPD (2012)**
Covering the urban area but, excluding the town centre and the proposed urban extensions to the town. This DPD makes site allocations for housing and other uses in addition to including a number of topic policies. The DPD covers the period from 2010 to 2017.
- **Chilmington Green Area Action Plan (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.

Supplementary Planning Documents (SPD)

The current supplementary planning documents (SPD) for the Borough are:

- 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)

Saved Local Plan 2000 Policies and SPG

The Council also has a number of adopted 'saved' policies left over from the Borough Local Plan 2000.

Similarly, the Council has a number of Supplementary Planning Guidance (SPG) documents which support policies in the Borough Local Plan 2000 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 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.

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. The Authority Monitoring Report webpage can be viewed at:

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

Neighbourhood Plans

There are a number of Neighbourhood Plan Area Designations across the borough. Once adopted, Neighbourhood plans form part of the development plan. These are not programmed by the local authority and therefore are not included within this LDS project timetable. More information can be found at: <http://www.ashford.gov.uk/neighbourhood-plans>

The emerging development plans:

Local Plan 2030

The Local Plan 2030 will set the vision and framework for future development of the whole of the Ashford Borough to 2030. This will include addressing local housing need, the economy, environmental considerations, community infrastructure as well as strategic infrastructure needs. The plan will make site specific allocations to meet identified need, and provide detailed topic policies to guide future planning applications (which will be a single document and replace all but one of the current development plan documents). The geographical area covered by the Local Plan 2030 is set out in Appendix 1.

Stages of Local Plan 2030 preparation

The preparatory work on the Local Plan 2030 began in early 2011 and therefore the plan period is 2011 to 2030. There are several key stages in the preparation of the Local Plan, each are subject to the SEA Directive which will be incorporated into the Sustainability Appraisal:

Pre-publication stage (Regulation 18)

This initial stage involved extensive 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 development options. *This Stage was undertaken between 2012 and 2015.*

Publication of Submission Draft Local Plan (Regulation 19)

The Council published a draft version of the Local Plan 2030 and invited representations in accordance with Regulation 19, in summer 2016. However, following this stage, new household projections were published, requiring a review of the background evidence supporting the plan. This review resulted in an increase in the objectively assessed need for housing and therefore a need to find additional land to ensure the Local Plan meets the requirements of the NPPF. A further Regulation 19 consultation on **proposed main changes** to the Local Plan was then undertaken to allow for comment on a number of policy changes and site additions. *This took place in the summer of 2017.*

Submission and Examination of the Local Plan (Regulation 22)

Following the main changes Regulation 19 consultation stage in 2017, the Council formally submitted the draft Local Plan 2030 and evidence base to the Planning Inspectorate in late December 2017. The Ashford Local Plan 2030 will now be subject to an Examination to be conducted by two Independent Inspectors who have been appointed by the government. The Planning Inspectors will assess the Plan against the tests of soundness contained in the NPPF, taking account of any representations received. The examination hearing sessions are due to commence in April 2018.

Adoption

If the Plan is found to be 'sound', the Council may adopt the Plan as soon as practicable following receipt of the Inspector's report unless the Secretary of State intervenes. Once adopted, the Local Plan 2030 will form the main part of the statutory development plan for the borough. *This is expected by summer 2018, following the receipt of the Inspectors Report.*

The complete timetable and 'key milestones' for the production of the Local Plan 2030 are set out in Appendix 2.

Community Infrastructure Levy (CIL)

CIL is a mechanism introduced under the Planning Act 2008 to provide a more consistent approach to determining financial contributions from new development towards local infrastructure provision. It was intended that the Council would progress the CIL Charging schedule alongside the development of an Infrastructure Delivery Plan to support the Local Plan 2030, and it went out for an 8 week public consultation in the summer 2016 alongside the Regulation 19 version of the Local Plan 2030.

However, due to recent (2017) announcements from National Government relating to the implementation of CIL, the Council has placed further production of this document on hold until these issues are resolved. Production of the CIL Charging Schedule is therefore removed from the revised 2017 timetable.

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 commenced in 2017 with a specific Issues and Options consultation in February 2018. Submission of the DPD is programmed for early in 2019 with adoption in summer 2019.

Chilmington Green AAP

The adopted Chilmington Green Area Action Plan (July 2013) will be saved and continue to form part of the development plan for the Borough after Local Plan 2030 adoption. This document is unlikely to require a review as the outline planning application and section 106 agreement for the development area were completed in late 2016.

Joint working

The Council is increasingly liaising with neighbouring authorities and key stakeholders under the requirements of the Duty-to-Cooperate introduced by the NPPF in 2012. There are some long standing groups that the Council uses to share best practice and help deliver cross-district issues such as the Ashford Water Group, and the Kent Planning Officers Group. In particular, the Council is working with neighbouring districts in East Kent on identifying shared issues and infrastructure needs. The Council is also represented on other strategic Duty to Cooperate bodies such as the Local Nature Partnership and has regular meetings with other stakeholders and infrastructure providers.

The Council jointly commissioned a Strategic Housing Market Assessment (SHMA) with Tonbridge and Malling Borough Council and Maidstone Borough Council to help establish a consistent basis for this important part of a Local Plan's evidence base across district boundaries. The Ashford SHMA was first published on the ABC website in February 2014 and has since been updated (January 2017) to reflect implications of the 2014-based Household Projections.

Appendix 1 – Boundary of Ashford Borough Local Plan 2030 and Gypsy and Travellers Accommodation DPD coverage (Borough-wide)



Appendix 2 – Adopted LDS Timetable (March 2018)

Local Plan 2030 and Gypsy and Travellers Accommodation DPD – Timetable to 2019

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		EIP	R	A					
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

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											IR	A
SEA / SA												PO																									S																								
Phase III - site allocation (rural sites) and Tenterden DPD																								PO													S												E											IR	A
SEA / SA																								PO													S																								
Phase IV - site allocation DPD																								PO													S												E											IR	A
SEA / SA																								PO													S																								
Generic DC policy DPD																								PO													S												E											IR	A
SEA / SA																								PO													S																								
	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													
	2005												2006												2007												2008																								

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					S		1	2																																					
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									P																																							
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																																																
Tenterden & Rural Sites DPD																																																
Chilmington Green / Discovery Park AAP																																																
Cheesmans Green / Waterbrook AAP																																																
Development Management DPD																																																
Gypsy, Traveller & Travelling Showpeople DPD																																																
Core Strategy (First Review) DPD																																																

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		EIP	R	A				
Gypsy & Traveller DPD								Reg 18 - Public Consultation		Reg 19 - Public Consultation			Reg 22 - Submission	EIP	R	A	

KEY

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