

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

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

**Programme Officer:** Lynette Duncan

**Tel:** 07855 649904

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

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

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

---

## **HEARING AGENDA**

**TUESDAY 17 APRIL at 2:00pm**

**Spatial distribution of housing and economic development**

**Policies SP1, SP2 & SP3**

**Inspector: David Smith**

### **Issue 2**

***Are the spatial vision and strategic objectives for Ashford sound having regard to achieving sustainable development and the trends and challenges in the Borough?***

### **Issue 3**

***Are the strategic objectives and the strategic approach to housing delivery and economic development delivery in terms of distribution and location sound having regard to the needs and demands of the Borough, national policy and Government objectives and the evidence base and preparatory processes? Has the Local Plan been positively prepared?***

- i) Is the strategy selected for the distribution of housing and economic growth, with the emphasis on Ashford town, justified compared to the reasonable alternatives? How sensitive are the rural areas to further growth?
- ii) Is the plan period of sufficient length to ensure the delivery of the strategic objectives?
- iii) In assessing the viability of the Local Plan and having regard to paragraph 173 of the NPPF has sufficient account been taken of all the relevant standards in the Plan and the future implications of CIL?
- iv) Will the strategy satisfactorily and sustainably deliver the new development and infrastructure needed over the plan period? Does the Local Plan plan positively for the infrastructure required across the Borough? Does the Local Plan make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and

how it relates to the anticipated rate and phasing of development in line with the PPG on *Local Plans* (ID 12-018-20140306)? Does Section 3 of the Infrastructure Delivery Plan (SD10) adequately identify the essential projects required? Do they require any specific site allocations and could they affect delivery? Does the Local Plan make adequate provision for transport infrastructure?

- v) In setting the strategic objectives and the approach to delivery has regard been had to the purposes of the Areas of Outstanding Natural Beauty within the Borough as required by section 85 of the Countryside and Rights of Way Act 2000 and as explained in the PPG on Natural Environment? (ID 8-003-20140306)?

Participants:

Ashford Borough Council  
367 Gladman Developments  
461 Mr James Ransley  
204 Pent Ltd (Courtley Planning)  
183 The Church Commissioners for England (Deloitte LLP)  
547/1063 Wates Developments Ltd (Ashton Planning)  
384 Hallam Land Management Ltd (LRM Planning Ltd)  
1059 Cllr Jane Martin  
592 Kent Downs AONB Unit  
468 Ms Jane Marriott  
206 CPRE (Christine Drury)  
720 Millwood Designer Homes (ECE Planning)