

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

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

Webpage: [Local Plan to 2030](#)

HEARING AGENDA

WEDNESDAY 13 JUNE at 2:00pm

Issues 17 and 18 (Community Facilities and Implementation) and Inspectors' Closing Comments.

Issue 17 (Inspector: Steven Lee)

Are the topic policies for community facilities justified, deliverable and consistent with national policy? Will they be effective?

- i) Does the Local Plan, including policies COM1 and IMP1 provide sufficient clarity as to when and how development would be required to contribute to the community's needs or infrastructure? Would the limitations on the pooling of S106 contributions have any implications for the delivery of critical or strategic facilities or infrastructure, particularly prior to the adoption of a CIL?
- ii) Is the approach of COM1 justified and will individual criteria be effective?
- iii) Table 4 identifies a need for a number of different types of open space. Paragraph 5.433 states that not all of this provision will be delivered through development. In light of this, does the Local Plan provide a positively prepared and effective mechanism for delivering play, open space and sports needs of the district? Is the approach of Policy COM2 otherwise justified and will individual criteria be effective?
- iv) Is the approach of Policy COM3 justified and will it be effective, particularly in relation to meeting the identified need for 3.36 ha of additional allotment land?
- v) Is the plan positively prepared in relation to cemetery provision? Should the Local Plan identify a site or sites for additional cemetery facilities in light of the need identified in paragraph 5.452?

Issue 18 (Inspector: Steven Lee) :

Does the Local Plan have clear and effective mechanisms for implementation, delivery and monitoring?

- i) Is the intention within Policy IMP1 for 'all development' to make provision for infrastructure through planning obligations or CIL consistent with CIL Regulations and paragraph 204 of the NPPF? Is the policy sufficiently flexible to address changing economic conditions?
- ii) The first two paragraphs of Policy IMP2 and the first sentence of the third do not relate to 'deferred contributions'. For clarity and effectiveness, should consideration be given to addressing these matters under Policy IMP1? What is the justification for requiring 'clawback' from developers in the event viability increases? How would this be assessed and implemented?
- iii) Is Policy IMP3 consistent with paragraph 154 of the NPPF, which states that only policies which provide a clear indication of how a decision maker should react to a development proposal should be included in the Plan?
- iv) In assessing the viability of the Local Plan, has the effect of the requirements of Policy IMP4 been taken into account? Is the requirement for financial contributions justified and consistent with the CIL Regulations and paragraph 204 of the NPPF? Is the relationship between Policy IMP4 and COM1 clearly set out?

Inspectors' Closing Comments (Inspectors: David Smith and Steven Lee)

- i) Closing comments regarding the next steps in the Examination process.

Participants:

Ashford Borough Council

412 Home Builders Federation

793 Taylor Wimpey/Persimmon Homes (Barton Willmore)

515 Mr John Crawford