Ashford Borough Council is currently preparing a new Local Plan for the borough. The plan sets out the land that needs to be provided in the borough to accommodate new homes and jobs up to 2030. It also includes the policies that will be used to help decide planning applications.

This is a draft plan – we need views from all interested parties to help us make any changes needed. An eight week consultation period runs from the 15th June until 10th August and can be accessed at www.ashford.gov.uk/consult

During this period a series of exhibitions and events will be held that will enable local residents to ask questions and find out more about the draft plan.

For more information visit www.ashford.gov.uk/local-plan-to-2030
The Local Plan to 2030 aims to make sure that future development within Ashford is well planned, helping to create great places and strong communities and provides a consistent approach to planning across the whole borough.

The new Local Plan will allocate sites for development as well as establishing planning policies and guidance to ensure local development is built in accordance with the principles of sustainable development.

It will address housing, employment, retail, leisure, transport, community infrastructure and environmental issues such as adapting to climate change and ensuring high quality design.

The general principle of the Local Plan is to encourage growth within the economy of Ashford to provide homes, employment, retail floor space and infrastructure such as community facilities and green spaces.

Whilst growth in the economy is important, the plan also seeks to protect Ashford’s valued assets such as heritage, leisure, nature and open spaces.

Community Infrastructure Levy

In parallel with the new Local Plan, a draft Community Infrastructure Levy (CIL) charging schedule will also be produced.

The CIL aims to provide a more consistent approach to determining financial contributions from developers of new developments towards local infrastructure provision.

The existing process of securing contributions through legal agreements (‘s106’) will be scaled back but will remain for ‘site specific’ infrastructure provision and affordable housing.

The council will progress the CIL charging schedule alongside the development of an Infrastructure Delivery Plan to support the Local Plan 2030.

For more information visit www.ashford.gov.uk/cil
Summary of Key Proposals

- 12,200 new homes
- Around half of these proposed homes have already been planned for, including for example those at Chilmington Green. This plan therefore makes new site allocations for around 3900 dwellings.
- 11,100 new jobs and 66 ha of employment land
- Development in Ashford town centre for retail, leisure and office, and in the region of 1000 homes.
- Promotion of high quality design
- Sport and recreation hubs
- Green corridor expansion and enhancement

The majority of development is planned to be located in and around Ashford Town, through a number of medium and large allocations spread around the town. The largest allocations are:

To the north; Land east of Willesborough Road, Kennington for up to 700 dwellings and a new primary school; and land at Eureka Park, a mixed use proposals for high quality employment space and up to 300 dwellings.

Other site allocations in and around Ashford include; Waterbrook, Park Farm South East, and The Park at Cheeseman’s Green.

Much more limited development is proposed in the rural areas, the largest sites being 175 dwelling in Tenterden and 80 dwellings in Hamstreet, and smaller allocations in a number of other villages.

The draft Local Plan also proposes a range of topic policies, including:

- Providing affordable housing and local needs housing
- Residential space and environmental standards
- Transport and parking requirements
- Protection and enhancement of the AONB, landscape, biodiversity and heritage assets
- Provision of open space and other community facilities
Local Plan 2030
Frequently Asked Questions

What is the Local Plan 2030?
The draft Local Plan to 2030 has been prepared by Ashford Borough Council. It sets out the vision, policies and proposals to guide future development and the use of land within the whole of Ashford borough.

It will give a degree of certainty to developers and members of the public as to where development is likely to take place and guide decision makers on the most appropriate forms of development over the plan period to 2030.

As a place-shaping document, everyone can be affected so everyone should contribute – it is therefore important to engage with the whole community in the preparation of the Local Plan.

Where are the additional jobs and infrastructure to meet all the new residents’ needs?
The delivery of additional jobs and key infrastructure over the plan period to 2030 is a critical requirement for the delivery of a successful local plan. The plan provides for approximately 80 ha of land for new economic development, supporting the growth of 11,100 new jobs in the borough.

Also, as part of the documentation that runs alongside the Local Plan, the council have prepared an ‘Infrastructure Delivery Plan’, which identifies the need for new infrastructure resulting from development. New developments are required through various policies in the draft Local Plan to provide the infrastructure needed to support it.

Why are you developing ‘greenfield’ sites when there are previously developed (brownfield) sites that could meet the housing need in Ashford?
There are insufficient brownfield sites across Ashford to meet the level of new housing that needs to be delivered in the borough, the majority of growth will therefore have to be delivered on greenfield sites on the edge of the urban area and in the rural area.

Many of the previously developed sites in the town already have redevelopment proposals underway. However, the Local Plan will encourage the re-use of previously developed sites where environmental constraints allow and sites are sustainably located.

Please note that Greenfield sites are not designated ‘Green Belt’ which is nationally protected land. There is no ‘Green Belt’ designation in the Ashford borough.

Have the site allocations within the Local Plan already been decided?
Extensive evidence gathering, community consultation and sustainability appraisal has been carried out on alternative development site options. The outcomes from these tasks has informed the council’s selection of preferred development sites to the extent required to meet needs, most significantly for housing and employment sites.

However, the Local Plan is still a draft document and the current consultation provides the opportunity for comments to be made and changes proposed. Amendments can still be made to the draft Local Plan 2030 and if changes are made it may require a further round of public consultation.

How do I make comments?
To respond to the consultations please go to the Ashford Borough Council website www.ashford.gov.uk/consult, where comments regarding all the consultation documents can be made. Once in the portal, those wishing to make a representation will be required to login / register with a username and password.

The preferred method of making representations is online as it provides a clear approach to determining the precise nature of the objection / support in terms of policy, plan or paragraph. A guide has been prepared to aid this method of response.

If a person wishing to make a representation does not have access to a home computer than all libraries will be in a position to offer such facilities as well as some of the council offices. Paper copies of the representation form are available at the libraries. Alternatively, you can call or email for a paper copy representation form to be sent to you.