

Ashford Borough Council:

- Local Plan to 2030**
- Infrastructure Delivery Plan**
- Community Infrastructure Levy**

March 2016

Local Plan

- Sets out a planning policy framework for the Borough up to 2030
- Establishes housing and job targets
- Allocates new development sites in sustainable locations
- Working assumption:
 - SHMA suggests a 'target' of around 14,680 net new dwellings from 2011-30 (773 pa),
 - Existing commitments equal to about 11,000 dwellings,
 - New allocations for about 3500 – 4000 dwellings to meet this 'target'
- Most in and around Ashford – most sustainable location and can utilise existing infrastructure

Infrastructure Delivery Plan

- Key supporting document to the Local Plan 2030 and the Reg 123 list
- What infrastructure is needed?, when?, what is the cost?, how will it be funded?, how critical is it?
- What model of provision is wanted from providers and how can the Local Plan assist?
- Extensions to existing services / understanding their stresses / need for new provision / what are the land-take needs / what is the role of developer funding

Community Infrastructure Levy

- A planning charge to help deliver infrastructure to support development
- How much CIL are we actually likely to receive?
- Different rates for different value areas, no ability to use CIL to claw-back money spent
- Role of CIL versus S106 (major allocations versus strategic delivery of infrastructure)
- CIL is examined in public

The challenge.....

- What is the best chance of delivering the needed services in a very difficult financial climate.....
- What role does the Local Plan, IDP, CIL have?
- What role do providers have?
- **Provision needs to be justified and evidenced.....**

Timescales

- Draft Local Plan, IDP and CIL to be published at the end of **May 2016**
- Min. 8 weeks of formal public consultation
- Public examination – late 2016/early 2017
- Adoption – Summer 2017