

OTHER SITES

CHEESEMAN'S GREEN - S13

- Outline planning permission was granted in January 2006 for a development to construct approximately 1,100 dwellings, 180 live/work units and 70,000m² of commercial floorspace together with mixed-use community facilities.

WATERBROOK - S14

- Outline planning permission was granted in June 2006 for a development of 102,000m² of employment development including light industrial/offices, general industrial and warehousing use in conjunction with the existing railhead, together with a 60-bedroom hotel, petrol filling station, subject to the completion of a Section 106 agreement.

ASHFORD BARRACKS - S22

- The Council has resolved to grant outline permission subject to legal agreements, for a mixed-use development including 1,250 dwellings, 2.5 hectares of land for employment uses, retail uses including a supermarket, community facilities including a community hall and primary school and the restoration of Repton Manor.
- Construction is now complete on 83 replacement dwellings in the northeastern part of the site, consisting of apartments, terraced town houses and detached houses.

Rural Areas

RESIDENTIAL

PARKER FARM, HAMSTREET - S59

- All 46 dwellings are now complete at Parker Farm

CHESELANDS, BIDDENDEN

- Construction has begun on 22 new dwellings of mixed accommodation.

LAND AT ASHFORD ROAD, KINGSNORTH - S62

- Construction has begun on 8 dwellings

INDUSTRIAL & COMMERCIAL

LAND AT HIGH HOUSE, HOUSE FARM, KENARDINGTON

- Construction has commenced on 6 office/light industrial units and 4 detached dwellings with associated private garages and infrastructure on this site.

Local Development Framework for Ashford

The Local Development Framework (LDF) forms the new policy planning system and is being undertaken by Planning and Development at Ashford Borough Council. The 'Framework' is made up of a series of individual documents, which set out the policy approach to future development in the borough.

Below is a list of current and soon to be released policy documents, which form the Ashford LDF.

STATEMENT OF COMMUNITY INVOLVEMENT

This document sets out how the Council intends to achieve continuous community involvement in the preparation of the LDF, and is a key part of the Government's planning reform. The Statement of Community Involvement was submitted to the Secretary of State in February followed by a final six-week consultation period. A Government inspector has been appointed to consider the soundness of the document and it is hoped that the Statement of Community Involvement will be adopted later this year.

CORE STRATEGY

This document highlights the overall strategic vision for the future development of the borough, setting out the broad locations proposed for housing, together with other strategic needs such as employment, retail and transport development. Pre-submission consultation on the Core Strategy took place last summer and generated 1600 representations. In considering these representations a revised document is currently being drafted and it is hoped that it will be submitted to the Secretary of State around September 2006. At this stage there will be a further opportunity to comment on the document.

ASHFORD TOWN CENTRE AREA ACTION PLAN

The LDF contains a development plan document called the Town Centre Area Action Plan (TCAAP) that identifies and considers specific sites and policies to guide the detail of new schemes in Ashford town centre. Pre-submission consultation on the TCAAP finished at the beginning of June 2006. Once all representations have been considered, it is proposed that the revised document will be submitted to government around August 2007. There will be a further opportunity to comment on the document at this stage.

URBAN DEVELOPMENT SITES AND INFRASTRUCTURE

The fundamental objective for the urban area as set out in the Core Strategy is to ensure that Ashford's growth brings improvements to the quality of life within the existing urban area. The LDF will contain a development plan document called the Urban Development Sites and Infrastructure (DPD) that will focus on site-specific land use allocations and key elements of infrastructure, within the Ashford urban area excluding Ashford town centre. This document is due to be released for pre-submission consultation in the autumn this year.



Ashford Development

Issue



update

Welcome to Issue 11 of Ashford Borough Council's key development update leaflet which contains the latest news and information on major development sites in the borough. This issue also includes up-to-date information regarding the progress of the Local Development Framework for Ashford.

This leaflet has been produced by Planning and Development. If you require any further information on anything contained within this leaflet, please contact Planning and Development on 01233 330229 or email us at ashfordldf@ashford.gov.uk

ASHFORD TOWN CENTRE

RESIDENTIAL

EAST/WEST STREET, ASHFORD TOWN CENTRE

- Planning permission has been granted for 23 homes.
- An outline application for 64 residential dwellings within 2/3/4 and 5 storey new buildings on land to the north of East Street and 2 storey building on the south east side of East Street has been approved subject to the completion of a Section 106 agreement. Discussions have been taking place on the detailed proposals for the scheme and are likely to be submitted later this year.

THE OLD RAILWAY WORKS, NEWTOWN ROAD – S35 *

- An outline application has been submitted for the part demolition and redevelopment to provide a mixed use development comprising 688 new build residential units and 1,179m² of mixed use commercial floorspace. The proposal also includes the change of use of listed buildings to provide 82 residential units and 7,558m² of commercial floorspace. A development brief for this site has been submitted and is currently being considered.

FORMER POWERGEN SITE, VICTORIA ROAD

- An outline application has been submitted by ZED Homes for the construction of a mixed use development comprising commercial units, 978 residential units / 66,969m², retail, leisure, an education centre, community facilities, scouts accommodation, crèche and medical/health services, with combined heat and power plants, ecological sewage treatment plants, wind turbines, biomass boilers, public and private open space, pedestrian/cycle routes, cycle and car parking, access, and landscaping.

LEISURE & HOTELS

VICTORIA ROAD - S9

- An application by English Partnerships for a mixed use scheme including a hotel/ conferencing facility was submitted earlier this year. Further negotiations have taken place and a revised scheme expects to be submitted to the Council shortly.

STOUR CENTRE - S11

- Progress is being made on Phase I of the major remodeling of the Stour Centre, which includes new leisure water facilities and reception, a refurbished 25m pool and sports halls, changing rooms and fitness suite with many areas now starting to take shape. The learner pool concrete work is now complete and the raging river is almost finished. The plastering and roof construction of the 100 station fitness suite continues.
- The transformation of the sports and leisure centre is progressing well and construction is scheduled for full completion at the start of 2007.

RETAIL

COUNTY SQUARE EXTENSION - S1

- Full permission has been granted for a 35,000m² extension to County Square Shopping Centre. The new development will include 18,000m² of shops, 710m² of food and drink floorspace and 722 car park spaces, 600 of which may be located at the proposed Warren Park and Ride site. Retailers confirmed to be located at County Square are Debenhams and Next. Preliminary works has begun on the site, with the extension expected to open in April 2008.
- The existing access to the NCP car park has been closed and a temporary access from Apsley Street is being used.

OTHER SITES

RING ROAD

- Progress is being made on Kent County Council's proposals to change the one-way A292 Ashford Ring Road into a series of two-way quality streets. The scheme concept has been subject to considerable discussions and consultation events in recent months with support from officers from both ABC and KCC together with experts in the field.
- Phase I of the scheme has commenced which includes consultation, scheme design, advertisement of the accompanying Traffic Regulation Orders, and will take around six months to complete.
- An initial public exhibition of the proposals took place in Ashford Town Centre on 9 and 10 June 2006.
- On-site scheme construction is scheduled to take around 15 months from January 2007 - March 2008.

DOVER PLACE / TANNERY LANE - S3

- International House has been acquired by the South East England Development Agency (SEEDA). Another section of the site has been acquired for development and some demolition has taken place. The area is felt well suited for major office employment within easy walking distance of the stations and town centre, as part of a mixed use, pedestrian-friendly scheme.

OTHER SITES CONTINUED

LEARNING CAMPUS

- The Learning Campus is being developed by South East College, working with partners that include the Learning & Skills Council for Kent and Medway, the South East England Development Agency (SEEDA) and the Department of Communities and Local Government (DCLG).
- Detailed plans for the delivery of a new FE/HE Campus are being drawn up with the aim of opening the doors to students in September 2009. An agreement has now been reached to site the development at Victoria Road, close to the Ashford International Station.
- Widespread consultation will now take place before the plans are finalised.

ASHFORD URBAN AREA

RESIDENTIAL

FORMER AMBULANCE STATION, WILLESBOROUGH

- Construction is complete on 14 dwellings with associated parking.

STANHOPE

- Outline planning permission for the Stanhope PFI was issued in November 2005. The permission allows in principle for the redevelopment of ten sites which will form part of a multi-million pound regeneration project. Chrysalis consortium has been chosen as the preferred bidder to transform Stanhope and will be working closely on detailed negotiations with ABC prior to the final contract being signed. The regeneration will see: the demolition of 410 flats (includes 108 already demolished); the provision of 222 houses and flats for general needs rent, 90 houses and flats for intermediate rent and Homebuy (formerly known as Shared Ownership) and 144 houses and flats for open market sale; the demolition of the old shopping centre and the creation of a new commercial centre and new and improved community facilities.

INDUSTRIAL & COMMERCIAL

ORBITAL PARK - S15

- Construction work is complete and the new motor dealership is now open for the sale and service of motor vehicles for Dutton Forshaw and Barretts of Canterbury.
- Construction continues on 12 mixed use industrial units.
- Construction work is complete on the Storage/Warehouse units on Site A3B.
- Planning Permission has been granted for a development of 27 mixed use commercial units.

EUREKA SCIENCE PARK - S27

- An outline application has been granted for the Science and Business Park Development comprising 115,000m² of commercial floorspace on the remainder of undeveloped land.
- Full planning permission has also been granted for an office building providing a total of 1,803m² of accommodation comprising two linked buildings with associated parking.

LAND BEHIND HERON BUSINESS CENTRE, HENWOOD

- Construction work is nearing completion on 12 mixed use industrial units.

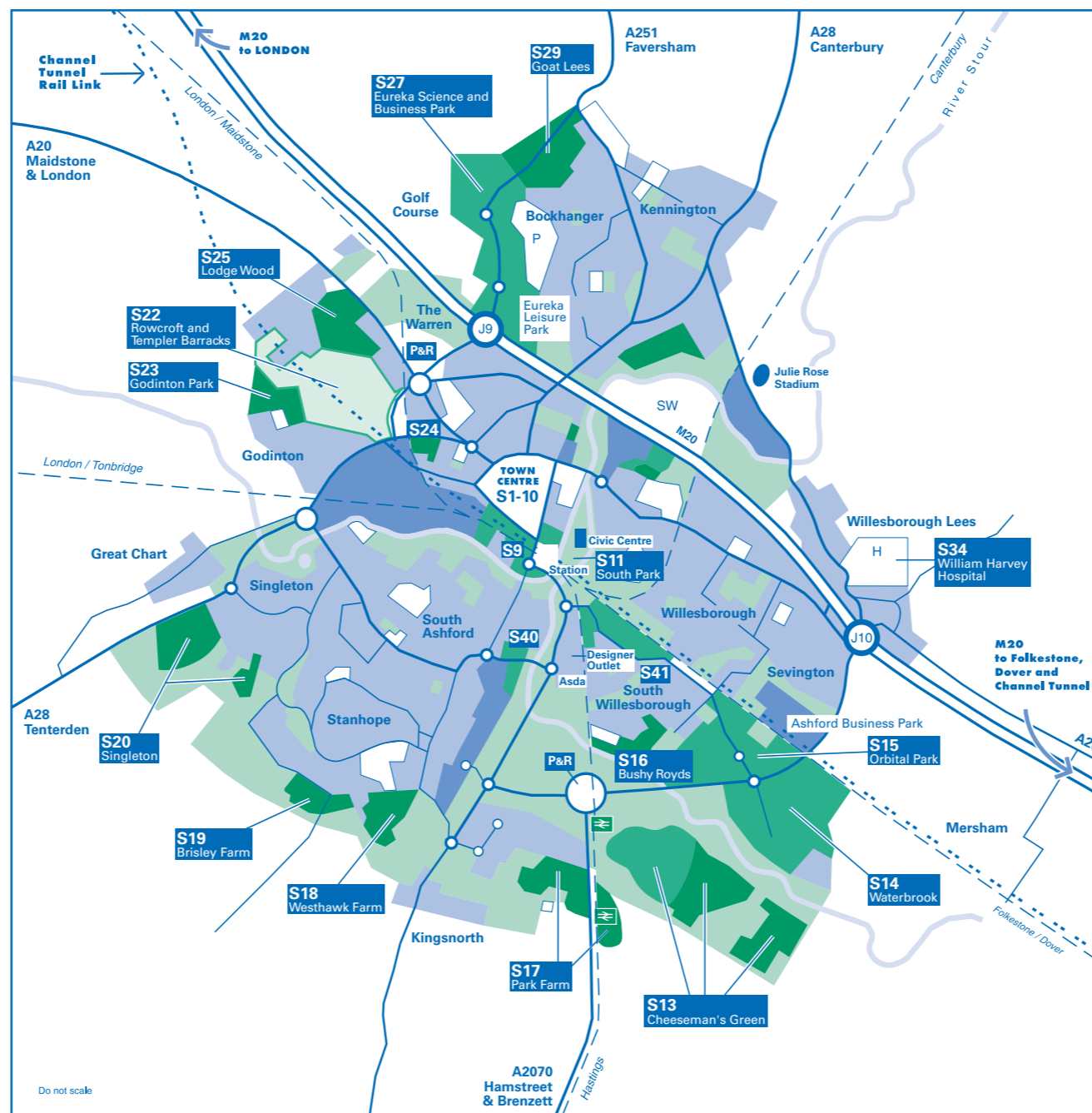
LAND ADJACENT TO KEEL TOYS, SEVINGTON

- Full planning permission has been granted for 24 mixed use industrial units subject to the completion of a Section 106 agreement.

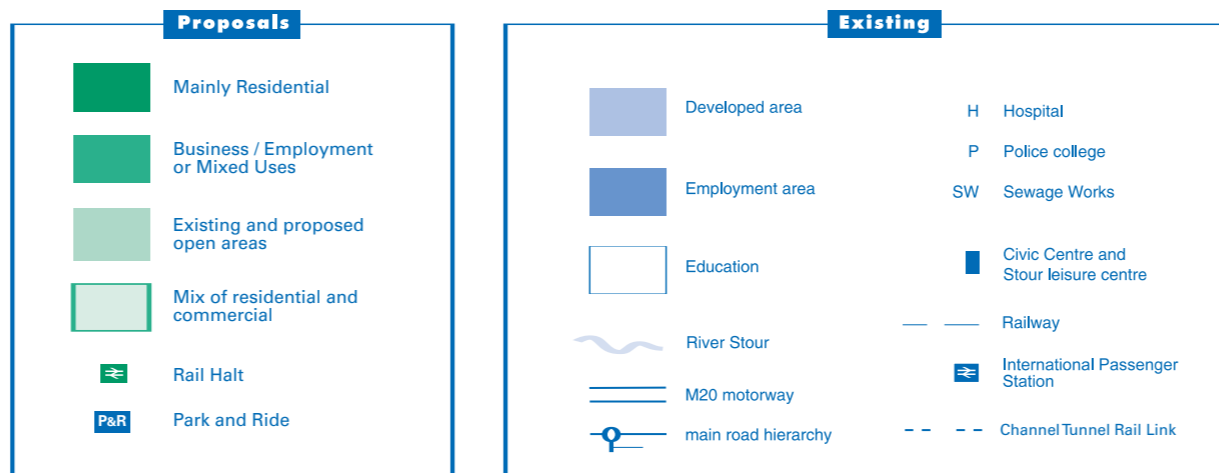
RETAIL

ASHFORD BUSINESS PARK

- A revised scheme for the refurbishment of unit 1 (Homebase) and 2 (Allied) comprising the extension to increase floorspace to 5,714m² and the relocation and extension of the external garden centre area including improved car parking has been approved.



* Sites with green policy numbers indicate locations identified for potential development in the adopted Ashford Borough Local Plan, June 2000.



OTHER SITES

WILLIAM HARVEY HOSPITAL - S34

- Outline permission has been resolved to grant permission subject to legal agreement for a 50 bed, two-theatre independent acute care hospital on land adjacent to the existing hospital, including a new means of access.
- Outline planning permission has been granted for an intermediate care/support centre for older people on land adjacent to the hospital, subject to legal agreement.
- An application for a 352 space car park has been submitted and is currently under consideration

BERTHING SIDINGS, ASHFORD INTERNATIONAL STATION

- Construction has commenced on a new rail maintenance depot to stable and maintain trains for the Domestic High Speed Rail Service due to commence in 2009.

The Growth areas around Ashford

RESIDENTIAL

BUSHY ROYDS - S16

- All 470 dwellings are now complete on land at South Willesborough

PARK FARM - S17

- Outline planning permission was issued for the construction of approximately 780 new dwellings including up to 60 live/work units in December 2005.
- The proposal looks to incorporate the construction of a new rail halt on the Ashford to Hastings railway line, together with associated car parking; The provision of public open space, play areas, and associated facilities; The construction of new drainage, roads, footpaths and cycleways and associated highway improvements. The provision of structural landscaping.
- A new roundabout and access road on the A2070 is currently under construction.
- Planning permission has also been granted for the construction of a link road between Park Farm South (to the west of the A2070) and the future Park Farm East phase (to the east of the A2070).

BRISLEY FARM - S19

- Phase 6 - 43 dwellings are now complete. A revised application consisting of up to 56 residential dwellings was approved in May 2005.
- Phase 8 - 41 dwellings are now complete.

SINGLETON - S20

- Phase 1 - The remaining 92 dwellings (Bloor Homes) have now been completed.
- Phase 2 - Construction of 167 dwellings is nearing completion; made up of 93 dwellings, which are now complete (Bryant Homes), and 74 dwelling (Redrow Homes), which are nearing completion.
- Phase 4 - Construction is now complete on 50 dwellings (Redrow Homes)
- Phase 5 - Construction continues on 19 dwellings (Redrow Homes)
- Phase 6 - A revised proposal has been approved for 184 dwellings (Redrow Homes), with work commencing on 58 of the 184 dwellings.
- Phases 9B & 9C - Construction has begun on 300 homes on land off Hoxton Close (Hillreed Homes)

SINGLETON ENVIRONMENTAL CENTRE

- Planning Permission has been granted for an Environmental Centre based at Singleton which will primarily serve as a local attraction and environmental education resource and will support the growing number of environmental groups and projects in the borough of Ashford. The building will be high quality, innovative, and demonstrate best environmental practice.

GODINTON PARK - S23

- Construction is nearing completion on 98 homes to the eastern side nearest Loudon Wood.

LODGE WOOD - S25

- All 210 dwellings are now complete at Lodge Wood