

Our Ref: DJ/HG/30072

**Mr I Grundy
Strategic Planning
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL**

23 December 2008

Dear Ian

Land at Ashford Road, Ham Street; Proposal for Mixed Use Development

Further to our recent telephone discussions, I am writing as promised with further information on the proposal for a mixed use development of land at Ashford Road, Hamstreet. You will already have a copy of our representations submitted on the issues and options report; since then we have been working up a master plan for the site, prepared by Lloyd Bore Landscape and Ecology.

I enclose a copy of the draft Master Plan Strategy, this is still under evolution, but will give you an idea of the development concept which is emerging together with a revised version.

I would highlight in particular the concept of a public open space at the centre of the site; this would provide playing fields for the Primary School, which would be available for joint use by other local sporting organisations, and the general public.

This layout plan was the subject of consultation with Jane Macey, Head Teacher of Hamstreet Primary School, and Councillor Peter Davison, the Ward Councillor, at a meeting held on the 15th December 2008.

The school has a requirement for additional playing fields, and for car parking/drop off area, for parents; our discussion focused on the proposals for these two elements. The concept of a public open space, in a central location within a development, was supported in terms of the functional requirements of the school.

With regard to the proposals shown on the Master Plan Strategy for a new drop-off area for the school, involving realignment of the carriageway of Ashford Road; the view was expressed that it would be preferable to retain the carriageway in its present position, with a drop-off area on the opposite side of the road; this would require parents then to cross the road and bring their children to the school entrance, which was considered to be preferable in functional terms.

A revised version of the Master Plan has been prepared, taking this comment into account; this shows the new drop-off point on the opposite side of Ashford Road, and also shows housing on the site frontage rather than on the southern side boundary as on the first draft. This drawing is labelled Option 2.

The Master Plan Strategy drawing does not at present include a proposed area for employment; it is intended that it will be amended to include a small area for office development.

With regard to the next stages, it is intended that a public consultation event will be held, during January 2009, to give the general public the opportunity to comment on the emerging Master Plan proposals; we will let you know when the consultation event is to take place, and you will of course be very welcome to attend.

It is intended that the public will have the opportunity to complete questionnaires, setting out their views on the proposals, and the results of this consultation will be sent through to you shortly after the consultation event.

Do let me know if you have any comments or queries in the meantime, concerning the emerging Master Plan Strategy.

Yours sincerely

David Jarman BA (Hons) MA MRTPI

For and on behalf of

Hobbs Parker Property Consultants LLP

e: david.jarman@hobbsparker.co.uk

encs.

Cc Mr & Mrs T Gotke
Mrs J Macey (by e-mail)
Councilor Peter Davison (by e-mail)