



COMMUNITY, LEISURE AND TOURISM FACILITIES MONITORING 2019/2020

Summary of Community, Leisure and Tourism Statistics

This section of the Authority Monitoring Report covers the period from 1st April 2019 to 31st March 2020 and contains information on public Community, Leisure and Tourism facilities. These facilities have been developed through either direct provision by developers or funded through Section 106 developer contributions collected through the planning system. The information below details completions and performance against Tourism, Community and Play/Open Space & Sports policies in the adopted Local Plan 2030.

The Infrastructure Funding Statement should also be read alongside this report as it includes details of all developer contributions required, received, allocated and spent on community projects. The report is available here: <https://www.ashford.gov.uk/developer-contributions/>

Undertaking recreational, sport and play activities form an important role in the quality of our lives and wellbeing. As Ashford continues to grow, a need for the provision of new facilities is required, along with the need to upgrade any existing provision. New housing developments also have a requirement to provide open space and leisure facilities to meet the needs of the local community.

1. Tourism

Within the borough, 9% of employee jobs are from the tourism sector (KCC Strategic Commissioning – Analytics, 2020). This sector has benefitted from the borough's large areas of attractive countryside and range of tourism facilities.

The Local Plan Policy EMP11 (*Tourism*) seeks to retain existing tourism facilities and support new tourism facilities in appropriate and sustainable locations.

In 2019/2020 the increase in tourism facilities included a net gain of 44 holiday lets completing development. This 44 includes camping pitches, shepherd huts and B&Bs. Other notable tourism facilities which completed development in 2019/2020 include the Chapel Down Winery 'Curious Brewery' (16/01157/AS) which completed construction in May 2019. Another project is the Coachworks (18/01369/AS) which also completed construction in the 2019/20 monitoring year.

For more information about the Coachworks please visit <https://www.ashfordfor.com/index.php/the-coachworks-ashford>

Monitoring Indicator – Tourism

i. Loss and gain of tourism facilities

Target	Borough wide retention and gains in urban areas.	
2019/2020	Gains	Coachworks, Ashford – re-development to provide workspace, food, drink and event space. (18/01369/AS) Curious Brewery, Ashford – erection of new brewery (16/01157/AS) Brunger House, Tenterden – erection of new tourist building (16/01175/AS)
	Losses	No losses recorded losses this year

ii. Loss and gain of hotel and B&B development

Target	Borough wide retention and gains in urban areas.	
2019/2020	Gains	47 holiday lets, B&Bs or camping pitches/shepherds huts completed development in 2019/2020.
	Losses	3 holiday lets changed use to solely residential in 2019/2020.

Developments granted permission or under construction

In the 2019/2020 monitoring year, tourism facilities which were granted permission or under construction included:

1. 36 holiday lets across the borough were granted permission in 2019/2020.
2. Winery at Waterbrook, Ashford
In 2019/2020, the reserved matters application, 19/01160/AS, for the erection of a new winery in Zone A at Waterbrook Park was granted planning permission.
3. The Pavilion Spa at the Eastwell Manor Hotel
In 2019/2020, planning permission for an extension to Eastwell Manor Hotel. As part of the planning application, 17/01780/AS, the extension to the Pavilion Spa will deliver 13 hotel bedrooms to provide specialist spa hotel accommodation.
4. Hotel on junction of Beaver Road and Victoria Road
A 120 bedroom hotel was granted permission in planning application 16/01164/AS and revised in the planning application 18/00724/AS in 2018/2019. The hotel is currently under construction.

2. Community

The provision of good quality community infrastructure and services designed around people and their cultural, leisure, health, learning, social and wellbeing needs is fundamental to the creation of strong, vibrant, healthy and sustainable communities.

Local Plan policy COM1 (*Meeting the community's needs*) contains details regarding the provision of community infrastructure within the borough. Policies COM3 (*Allotments*) and COM4 (*Cemetery Provision*) contains details regarding provisions of allotments and cemeteries within development proposals.

In 2019/2020, there was a net increase in floorspace of 4754 sqm in community facilities. Key developments for this monitoring year include:

1. Highworth Grammar School, Ashford (17/01171/AS)

In 2019/2020, development completed on construction of a new sports hall and an extension to create additional classrooms. The development, as part of the 17/01171/AS planning application created 2241.2 sqm D1 use class floorspace.

2. Beaver Green Community Primary School, Ashford

Construction completed on the erection of a modular building at Beaver Green Community Primary School which will provide 2 classrooms. The development, as part of the 19/00357/AS planning application created 157 sqm D1 use class floorspace.

3. William Harvey Hospital, Kennington Road, Willesborough, Ashford, Kent

During 2019/2020, an extension to the Hospital provided a new Urgent Observation Unit for the A&E Department. The development, as part of the 19/00446/AS planning application provided 323sqm of floorspace.

Monitoring Indicator – Community

Amount of existing public leisure, cultural, school and adult education, youth, health, public service, allotments, cemetery provision and community facilities lost (unless satisfactory replacement facilities are provided) and gained as a result of new development.

Target	No target	
2019/2020	Town Centre	+1187 sqm
	Urban	+1190 sqm
	Rural	+2377 sqm

Development granted permission or under construction

In the 2019/2020 monitoring year, notable community facilities which were granted permission or under construction included:

1. Heath Farm School, Charing

Development is under construction at the Heath Farm School in Charing for the erection of 3 buildings for educational use. Planning permission was granted in 2019/2020 under the planning

application 19/00980/AS.

2. Newenden Sports Pavilion, Newenden
In 2019/2020 planning permission was granted as part of the 18/01713/AS planning application for an extension to the existing cricket pavilion. This will create a new community village hall in Newenden.
3. Norton Knatchbull School, Ashford
Planning permission for the replacement of a teaching block with a new two-storey teaching block was granted in 2019/2020. This scheme was revised in the planning application 19/01209/AS.

3. Play, Open Spaces & Sports

Recreation, sport, open space and play areas can enrich the quality of our lives and contribute towards healthy living. Ashford Borough Council set out its target to deliver the recreation, sport, play and open spaces as set out in Table 2 over the period of the adopted Local Plan.

Informal space*	33.6ha
Children's play*	8.4ha
Strategic Parks*	5.0ha
Allotment provision*	3.4ha
Sports halls (1 badminton hall or equivalent)**	4
3G Artificial Pitch**	1
Football Pitches**	7 adult, 3 junior
Hockey 2G pitch**	1 adult
Rugby**	2 senior pitches
Cricket square and outfield**	1

*figures derived from Public Green Spaces and Water Environment SPD

**figures derived from Indoor Sports Facilities and Playing Pitch Strategy

The requirements and details regarding play and open space provision are set out in the Local Plan policy COM2 (*Recreation, Sport, Play and Open Spaces*).

In 2019/2020 a number of play parks, open spaces and sports facilities were created or improved from developer contributions. Key developments for this monitoring year include:

1. Ashford Designer Outlet play area
As part of the Ashford Designer Outlets £90m expansion, the 'Garden of England' themed play area completed constructed in summer 2019.
2. New football pitches at Mersham Sports Club
Mersham Sports Club completed development for the creation of two additional football pitches in the monitoring year 2019/2020, which was in part funded by developer contributions.
3. Chilham Sports Centre, Chilham
In 2019/2020, construction completed at Chilham Sports Centre for a new Tennis Court and court-side facility.

The Infrastructure Funding Statement also details how developer contributions have been collected and spent for play, open space and sports provision. The Infrastructure Funding Statement is available at: <https://www.ashford.gov.uk/developer-contributions/>

Monitoring Indicator – Play, Open Space & Sports

Amount of existing public play, open space and sports provision lost (unless satisfactory replacement facilities are provided) and gained as a result of new development.

Target	No target	
2019/2020	Town Centre	-
	Urban	Refurbishment of St Anne’s Road Play Area
	Rural	Chilham recreation ground - New play area, new multiuse games area (MUGA), a new tennis court

Development granted permission or under construction

In the 2019/2020 monitoring year, notable play, open space and sports facilities which were granted permission or under construction included:

1. Play area at Finberry
A play area will be provided as part of the 16/00125/AS planning application for 326 dwellings at Finberry. The reserved matters application was granted planning permission in July 2019.
2. Play area at land south of the Swan Hotel, Charing
A children’s play area will be provided as part of the Site Allocation S55. The outline application for 135 dwellings on the land south of the Swan Hotel in Charing, was granted planning permission in April 2019.
3. Tenterden Bowls Club, Tenterden – 19/01562/AS
Planning permission was granted in 2019/2020 for the 19/01562/AS planning application. The development will include an extension to the Tenterden Bowls clubhouse to create new changing rooms.