

Development update



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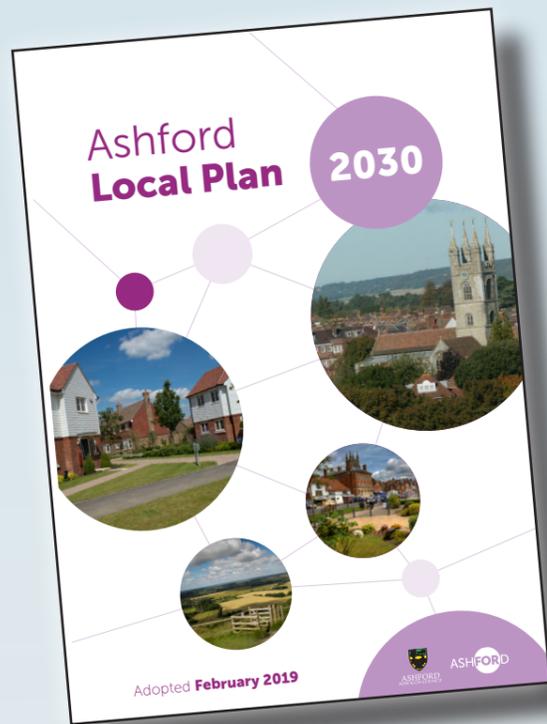
Latest planning and development news

Welcome to this latest edition of the Ashford Development Update.

This newsletter will provide you with the latest position on Development Plan documents and how they are progressing. It also includes details of major planning applications that have been received and/or permitted since the last update, which was published in August 2018.



Update on Local Plan documents



Local Plan 2030

The Local Plan sets out the strategic priorities for development in the borough. These include land allocations and policies which cover issues such as housing, employment, community, environment and heritage. These planning policies are used by the council when determining planning applications or enforcing unauthorised development.

In autumn 2018, a consultation and examination took place on the main changes to the draft Local Plan. The consultation and examination documents can be viewed here: <https://www.ashford.gov.uk/local-plan-2030-updates/>

The inspectors found the Local Plan to be sound.

The Local Plan 2030 went to full Council on 21 February 2019 and was adopted. The Local Plan 2030 supersedes the saved policies in the Ashford Local Plan (2000), Ashford Core Strategy (2008), Ashford Town Centre Action Area Plan (2010), the Tenterden & Rural Sites DPD (2010) and the Urban Sites and Infrastructure DPD (2012).

The Local Plan 2030, alongside the SA/SEA, can be viewed here: <https://www.ashford.gov.uk/local-plan-to-2030/>

As of October 2019, the development plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017) and the Kent Minerals and Waste Local Plan (2016).

Gypsy and Traveller DPD

We are committed to meeting the accommodation needs of the Gypsy and Traveller community within the borough, in the same way as the housing needs of the settled community are planned for. National Planning Policy for Traveller Sites (PPTS) also requires that local planning authorities identify deliverable sites for travellers.

The adopted Local Plan 2030 proposed a dual approach to Traveller site/pitch provision through some site allocation and topic policies. However, this does not meet all of the needs identified. In order to meet the outstanding site and pitch needs, we are in the process of preparing a Development Plan Document (DPD) to address the shortfall.

An Issues and Options consultation was carried out in early 2018. The responses from the first consultation will assist the Council to analyse the merits and drawbacks of all the practical options available for providing sites. A more detailed consultation on the options for the DPD is being prepared for consultation by the end of 2019. This will include specific options for how the pitch need is determined, delivered and the site selection assessment process.

Neighbourhood Plans

Bethersden Neighbourhood Plan

The examination of the Bethersden Neighbourhood Plan has been recommenced following a consultation that ended in July 2019. The consultation regarded updated Sustainability Appraisal information and proposed modifications to the draft regulation 16 document. Further news is expected before the end of 2019.

All documents relating to the Bethersden Neighbourhood Plan Examination can be viewed at: <http://www.ashford.gov.uk/bethersden-neighbourhood-plan/>

Boughton Aluph and Eastwell Neighbourhood Plan

Boughton Aluph and Eastwell have prepared their draft neighbourhood plan which went out for a six week Regulation 14 consultation in April 2019.

Any updates relating to the Boughton Aluph and Eastwell Neighbourhood Plan can be viewed at: <http://www.parishplan.uk/>

Charing Neighbourhood Plan

The Charing Neighbourhood Plan group have been engaged in gathering evidence, organising and conducting various community events and working closely with key stakeholders as part of the preparation of the Plan. The group are currently in the process of drafting their regulation 14 document which will then be consulted upon.

Updates on the Charing Neighbourhood Plan can be found by following this link: <https://www.charingkent.org/neighbourhood-plan>

Egerton Neighbourhood Plan

The Egerton Neighbourhood Area was designated by the Borough Council on 30 March 2017 covering the whole Parish area. A number of public consultation workshops on draft policies and development sites have been run in 2017-2018 by the Egerton Neighbourhood Plan group.

Egerton NP group are currently developing a revised draft neighbourhood plan. A public meeting is planned on 30 November 2019 to consult local residents. A village six week consultation will also be carried out in the upcoming months.

Any updates on the Egerton Neighbourhood Plan can be found here: <http://egertonnp.co.uk/index.html>

Pluckley Neighbourhood Plan

Pluckley adopted their Neighbourhood Plan in April 2017. The Parish Council are currently considering their first review of the plan.

The Pluckley Neighbourhood Plan can be viewed at: <https://www.ashford.gov.uk/pluckley-neighbourhood-plan/>



Rolvenden Neighbourhood Plan

The Rolvenden Neighbourhood Plan was submitted for examination in May 2019. The Council appointed Derek Stebbing BA(Hons), DIP EP, MRTPI to independently examine the Plan and the Examiner's report was received in September 2019.

The Council considered the recommendations made by the Examiner and recommended the plan to referendum, subject to the modifications being made.

The referendum took place on 7 November 2019 and a majority of votes were cast in favour of the Plan.

All documents can be found here:

<http://www.rolvendenparishcouncil.org.uk/community/rolvenden-parish-council-10423/neighbourhood-development/>

Smarden Neighbourhood Plan

Smarden parish was designated a neighbourhood area in October 2019.

Any further updates will be found here:

<https://www.ashford.gov.uk/smarden-neighbourhood-plan/>

Tenterden Town Neighbourhood Plan

The Tenterden Town Neighbourhood Area application consultation ran from 10 January 2019 to 22 February 2019. Following this, Tenterden is now a designated neighbourhood area as of March 2019.

Updates on the Tenterden Town Neighbourhood Plan can be found by following this link: <https://www.tenterdentowncouncil.gov.uk/en/page/selective-neighbourhood-plan>

Wye Neighbourhood Plan

Wye's Neighbourhood Plan was adopted in October 2016. The Parish Council is currently considering their first review of the plan.

The Wye Neighbourhood Plan can be viewed at: <https://www.ashford.gov.uk/wye-neighbourhood-plan/>

Please follow the Planning Policy webpages for any updates: <https://www.ashford.gov.uk/planning-and-building-control/planning-policy/>

Brief update on town centre schemes

Since August 2018, a number of flagship town centre development sites have been completed. Development is also progressing on a number of other sites, with proposed completions in 2019-2020.

On Victoria Road, Aldi (16/01167/AS) opened in August 2018 and Curious Brewery (16/01157/AS) in May 2019.

The new brewery also comprises a bar and restaurant with feature landscaping on the corner of Beaver Road and Victoria Road. The development of the former Powergen site (15/01671/AS) also continues with first occupations within the first block expected in autumn 2019.

At Elwick Place (15/01282/AS), the Picturehouse cinema and Travelodge hotel opened in December 2018.

The development is set within high quality public realm improvements, featuring a statue of Queen Marie of Romania, unveiled in December 2018. Leisure and food and drinks tenants have been agreed for the ground floor units.

The first phase of the Coachworks (18/01369/AS) opened in August 2019.

The Coachworks comprises informal workspaces, food and drink outlets and an event space, bringing a 'meanwhile' use to a previously redundant historic building. The Coachworks is located next to the domestic entrance of Ashford International station and opposite the Connect 38 building.

The expansion of Ashford Designer Outlet (14/01402/AS) is now open.

This has brought 50 premium brands, a new food piazza, as well as a dedicated events space and a redesigned interactive children's play area to the outlet. The new 725 space car park has also opened.



Large planning applications

This section provides a list of some of the major planning applications that have been received or decided since the last Development Update in August 2018, along with a brief summary of the proposal.

If you wish to view more details of any of these applications, please go to the 'View Applications Online' page: <http://planning.ashford.gov.uk> on the planning section of the ABC website and enter the relevant application number.

Town Centre Sites

19/01476/AS – Newtown Railway Works, Newtown Road, Ashford

A detailed application has been received in October 2019 for the erection of over 7,000 sq. m of film/TV studios, associated workshops and a 'media village'. Hotel, leisure and restaurant facilities, and also serviced apartments are proposed. The scheme would also comprise alterations to the heritage listed Engine Shed for additional mixed use floorspace.

18/01168/AS – Brundrett House/Kent Wool Growers, Tannery Lane, Ashford

An application was submitted for the redevelopment of the former Kent Wool Growers site comprising 244 residential units across four apartment buildings and works associated with the restoration of Whist House. The application was approved in principle at planning committee in March 2019 subject to the finalising of a S106 agreement.

19/00709/AS – Land at junction of Romney Marsh Road and north of Norman Road, Ashford

In May 2019, an application was received to develop land adjacent to Romney Marsh Road for housing. The proposals would comprise 212 flatted units across six blocks and improvements to the existing footpath and cycle path. The site is located within a flood zone and therefore floodplain compensation works form part of the proposals.

18/00584/AS – Site of former Klondyke Works, Newtown Road

An application was approved in November 2018 for the erection of 93 dwellings across six flatted blocks with associated highways, parking and landscaping. This forms part of allocation S7 in the Ashford Local Plan.

Ashford Urban Area Sites

19/00025/AS – Land between railway line and Willesborough Road, Kennington

A hybrid application has been received, comprising an outline application for the erection of up to 437 dwellings, formal and informal open space. A full application is also submitted for 288 proposed dwellings, the creation of a serviced plot for a future KCC primary school, a new bowls centre and mixed uses for retail and fitness space, among others. This forms part of Local Plan 2030 policy S2.

19/00834/AS – Land at Orchard Farm, Canterbury Road, Kennington

An outline application for the erection of 25 dwellings and associated access was approved at Planning Committee in July 2019. This forms part of Local Plan 2030 policy S2.

18/00652/AS – Land south of Park Farm East, Hamstreet Bypass, Kingsnorth

In September 2019, an application for 353 dwellings adjacent to Finn Farm Road and Cheeseman's Green was approved. The site forms strategic allocation policy S14, Park Farm South East and is subject to a s106 agreement.

18/00098/AS – Waterbrook Park, Waterbrook Avenue, Sevington

An application for the construction of a 600-space truck stop and offices for small and medium enterprises, an outline application for employment uses; a superstore, drive through restaurants, petrol filling station, a convenience store and car showrooms with up to 400 dwellings was granted planning permission in August 2019.



Newtown Railway Works



Kent Wool Growers



Romney Marsh Road



Park Farm South East



19/00025/AS masterplan





South of Ashford Garden Community

The South of Ashford Garden Community, which includes the Chilmington Green, Court Lodge and Kingsnorth Green developments, has been named as one of 19 garden villages to receive a share of a £3m fund from the government to help with the next stage of their development. Construction at Chilmington is underway, while sites at Court Lodge and Kingsnorth Green are allocated for development in the Local Plan to 2030, and planning applications for these sites are due to be considered by the planning committee in the coming months. The creation of well-planned and designed, locally-led garden communities makes a critical contribution to the government's ambitions both to build 300,000 homes a year by the mid-2020s, and to provide a stable pipeline of homes for the future.



South of Ashford Garden Community

Cheeseman's Green (Finberry)

16/00125/AS & 19/00052/AS – Land south of Captain's Wood, Land at Cheeseman's Green, Kingsnorth

Reserved matters approval granted in July 2019 for the erection of 326 dwellings, landscaped areas and local equipped areas of play. A further 17 dwellings were also approved at planning committee in July 2019 subject to finalising a S106 agreement in respect of planning obligations.

19/01232/AS – Land south west of junction of Bullfinch Avenue, Finberry, Sevington

An outline planning application was received in August 2019 for the erection of 63 residential dwellings, four retail units and a public house to form part of the wider village centre proposals.

Chilmington

Development at the council's largest strategic site for 5,750 units and 19,000 sq. m of mixed uses continues at pace. With several reserved matters applications received and approved in 2018-2019, work is underway on several land parcels with both Hodson Developments and Barratt Homes on site. Chilmington's first residents will be welcomed in autumn 2019. A creative artist has been commissioned, and KCC have granted planning permission for the Chilmington Green Primary School which opened in September 2018 and is temporarily located at a site on Jemmett Road.

18/00911/AS – Parcel A, E and F (part)

In December 2018, details of reserved matters were approved for the erection of 153 dwellings.

18/01310/AS – Parcel Q

In December 2018, reserved matters were approved for the development of 22 dwellings.

18/00207/AS – Parcel P

In July 2019 reserved matters were approved for the development of parcel P, comprising 99 dwellings.

19/01032/AS – Parcel R

In July 2019, a reserved matters application was received for the development of 82 residential dwellings, associated roads, parking landscaping and open space.



Chilmington – Parcel P

19/00475/AS – Parcel Q

In July 2019, reserved matters were approved for the development of an additional 64 residential dwellings within parcel Q.

Please use the links below for an update on developments at Chilmington

Chilmington Community Newsletter September 2018: https://www.ashford.gov.uk/media/7048/chilmington_newsletter_september_2018_final.pdf

An interactive map, showing the planning applications for housing parcels can be found here: <https://www.ashford.gov.uk/chilmington-map/>

Court Lodge and Kingsnorth Green

18/01822/AS - Land at Court Lodge, Pound Lane, Kingsnorth

In December 2018, an outline application was received for the erection of up to 1,000 residential dwellings, a local centre comprising retail uses, flexible office space and community facilities including a primary school and a combined community hall. This forms part of the Ashford Local Plan policy S3.

15/00856/AS – Land at Pound Lane, Magpie Hall Road, Bond Lane and Ashford Road, Kingsnorth

An application for outline planning permission was received for the erection of up to 550 dwellings. This forms Ashford Local Plan policy S4.



Chilmington – Parcel Q



Rural area sites

18/0576/AS – Land adjacent to Village Hall, Smarden

This reserved matters application was approved in February 2019 for 50 residential units. This forms part of the Ashford Local Plan 2030 allocation S37.

18/00029/AS – Land south of the Swan Hotel, Maidstone Road, Charing

Outline planning permission was granted in April 2019 for the erection of up to 135 dwellings, open space and a children's play area with associated landscaping and structural planting. All matters are reserved except for the access.



Village hall, Smarden

18/00759/AS – Land south of Sicklefield House, Ashford Road, St Michaels, Tenterden

An outline application was submitted in May 2018 for up to 30 residential properties, open space and associated access into the site. This application was granted planning permission in July 2019. The site is allocated in Ashford Local Plan 2030 as policy S60.



St Michaels Tenterden

17/00568/AS – Former Wye College Buildings, High Street, Wye, Ashford

Planning permission was granted in June 2019 to convert the former Wye College buildings to 38 dwellings.

18/00262/AS – Land between Ransley Oast and Greenside, Ashford Road, High Halden

Planning permission was granted in April 2019 for the construction of 43 dwellings.

Brexit: Waterbrook and Junction 10a

The Waterbrook site opposite Orbital Park has been the subject of a government Special Development Order (SDO) allowing the use of the site for customs clearance and associated lorry parking in the event of a 'no-deal' Brexit, up to the end of 2020.

This means that the new Junction 10a will be opened to traffic in two stages – the two coast-facing slip roads and link road to the A2070 opened on 31 October 2019 with the two London-facing slip roads to be opened by the end of December 2019.

Transport Projects

M20 Junction 10a

The creation of junction 10a will reduce congestion and long delays in the future by creating additional capacity for vehicle movements to South Ashford. Construction on the scheme began in January 2018. During autumn 2019 key parts of the project will be completed and sections of the road will be reopened to traffic. Works will include:

- opening Kingsford Road footbridge
- surfacing and road marking on the A2070
- removing traffic management on the M20
- constructing the new junction 10a roundabout and opening the link road

For further information, please follow the link: <https://highwaysengland.co.uk/projects/m20-junction-10a/>

Ashford Spurs International Rail Connectivity

The Ashford Spurs is a government and South East Local Enterprise Partnership project to upgrade the existing Ashford International Station signalling to a standard compatible with new Eurostar rolling-stock. The scheme will allow a continued service to stop at the station. The project is due to be completed in spring 2020.



Land south of Swan Hotel



Former Wye College, Wye



Glossary and Abbreviations

Appeal: The process whereby a planning applicant can challenge an adverse decision, including a refusal of permission or failure of the planning authority to issue a decision within a given time. Appeals are processed by the Planning Inspectorate.

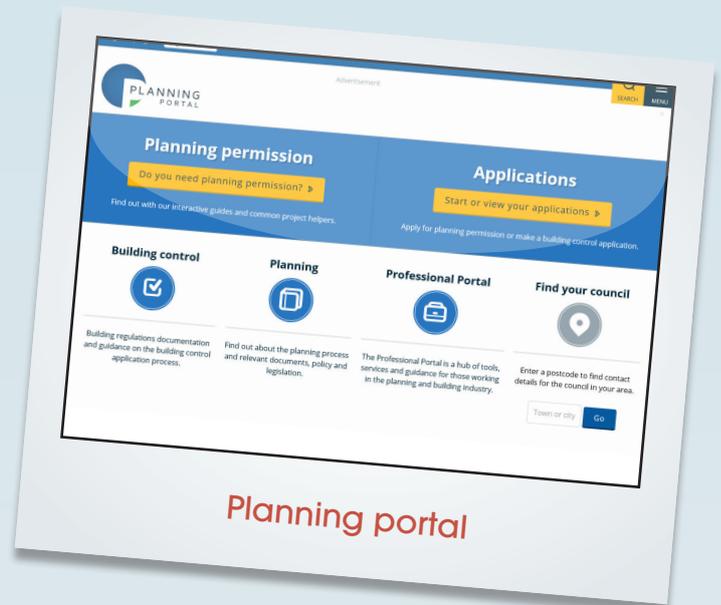
KCC: Kent County Council.

Outline application: A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed (reserved) matters.

Reserved Matters: Where outline permission has been granted, you may, within three years of the outline approval, make an application for the outstanding Reserved Matters, i.e. the information excluded from the initial outline planning application. This will typically include information about the layout, access, scale and appearance of the development.

Section 106 Agreement (s106): Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, to ensure that certain extra works related to a development are undertaken. Often these agreements include a requirement for the developer to provide, or make a financial contribution towards, additional services or infrastructure necessitated by the development.

Further information about the planning system and terminology can be found here:
<https://www.planningportal.co.uk/>



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