

Development update



Latest planning & development news

Issue 32 // August 2018

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 October 2017.



Update on Local Plan documents

Local Plan 2030

The Local Plan sets out the land that needs to be provided in the borough to accommodate new homes and jobs up to 2030 and contains a number of sites across the borough proposed for development as well as establishing policies and guidance to ensure local development is built in accordance with the principles of sustainable development. Once adopted, it will replace the currently adopted development plan documents.

The first draft of the plan was formally published and made available for consultation during the summer of 2016, and following this a series of proposed 'Main Changes' to the plan was consulted on over the summer of 2017.

The final draft of the Local Plan was submitted to the Secretary of State in December 2017 who appointed two Independent Inspectors to undertake an Examination to assess whether the Plan was 'Sound' and had been prepared in accordance with legal requirements.

Part of the Examination process involved hearing sessions where those who had commented on the plan during consultation were invited to attend and had the opportunity to respond to matters and issues raised by the Inspectors in person. These hearings were held between April and June.

Next stage:

Main Modifications Consultation

Following the close of the hearing sessions, ABC received a post hearings advice note from the Inspectors which directed that a number of changes should be made to the Local Plan to make it 'sound'. This includes the deletion of several site policies, and changes to a number of other policies. However, they have confirmed that the Council currently have a 5 year housing land supply of sites, and will not be required to replace those sites which are deleted.

These changes to the Local Plan are called 'Modifications', and where they are significant (known as 'Main') the Council is required to consult on them publicly for a 6 week period. The Council are progressing with a full schedule of modifications and the public consultation stage is anticipated to commence in September (Exact date to be confirmed).

The Inspectors note and updates on the progress of the Local Plan can be found on our website here:

<https://www.ashford.gov.uk/planning-and-building-control/planning-policy/local-plan-to-2030/updates-and-next-steps/>

Neighbourhood Plans

Bethersden Neighbourhood Plan Update

The Bethersden Neighbourhood Plan was passed to an Independent Examiner, Mr Richard High BA MA MRTPI, in March 2018, to assess its soundness. During the course of examination, a couple of significant issues with the Plan were highlighted for the Parish Council to address. It was agreed in June that the examination would be paused for a short time so that the Parish Council can undertake some further work on the issues raised.

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

Rolvenden Neighbourhood Plan Update

The Rolvenden Neighbourhood Plan has now completed its initial 'Regulation 14' consultation which was held at the end of 2017. They have prepared a draft analysis of the public consultation feedback and are progressing to the next stage of the process. All documents can be found here:

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



Large planning applications

We have provided below a list of some of the major planning applications that have been received/decided since last Development Update in October, 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'

(<http://planning.ashford.gov.uk>) page of our own website and enter the relevant application number.

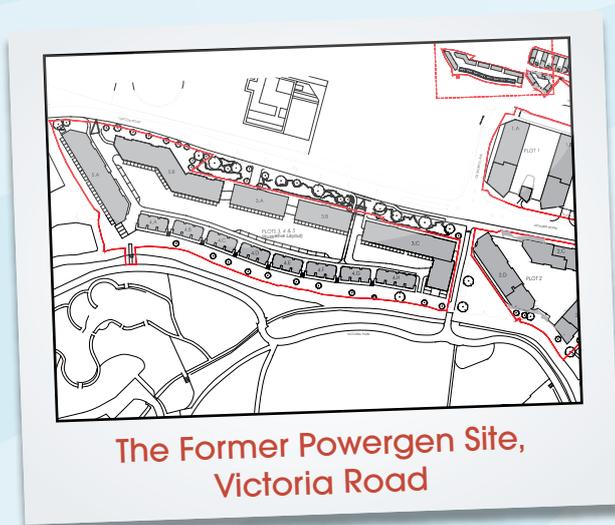
Town Centre Sites

15/01671/AS – The former Powergen site, Victoria Road

This is a Hybrid application for five plots comprising:

- (1) Full and detailed application for plots 1 and 2 comprising: erection of 400 dwellings, a retail/kiosk/café unit (Use Class A1/A3) and associated parking, public surface car park, plant and storage; together with landscaping and access works.
- (2) Outline application with appearance and landscaping reserved with parameters for plots 3,4 and 5 comprising: demolition of existing buildings/structures and erection of up to 260 dwellings, associated parking, plant and storage together with landscaping and access works.

Quinn Estates are underway with construction for GRE investments. The majority of construction to-date has been focused on Block 3C.



16/00554/AS – Commercial Quarter, Dover Place

The commercial quarter is a mixed-use development with up to 590,000 square feet of office space and 150 apartments. Phase one- Connect 38; an 80,500 sq ft office block was completed in May 2018.

16/01157/AS – The Chapel Down brewery and 16/01167/AS ALDI site, Victoria Road

The 1.6 acre site was purchased for the Curious Drinks beer brand in October 2017 and construction began over the Christmas period. This development aims to be open by the end of 2018. The scheme includes an ALDI supermarket which has now opened this month (August 2018).



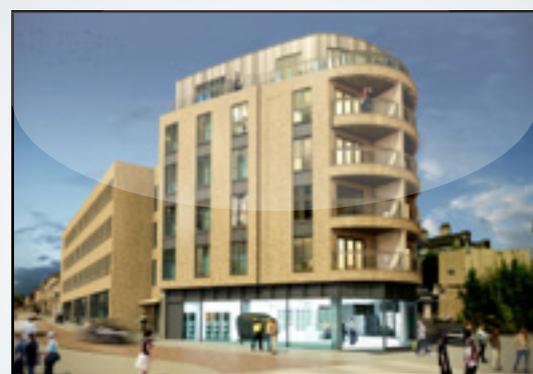
Chapel Down Brewery

15/01282/AS – Elwick Road Phase 2

An outline application for up to 200 dwellings was approved in principle at Planning Committee in June 2018 pending S106 agreement. This brownfield site is Phase 2 of the development currently under construction for the cinema, hotel and restaurants.

17/01357/AS – Trafalgar House, Bank Street

Planning permission for a 6 storey development was approved in principle at Planning Committee in February 2018 pending S106 agreement. The scheme comprises ground floor retail/restaurant premises with 14 no 1-bedroom flats above the roof terraces.



Trafalgar House

08/00396/AS – The Panorama (formerly Charter House)

Works are underway for the construction of two new buildings providing 110 flats within the grounds of the existing building.

18/0001/EIA/AS – Brundrett House, Tannery Lane, Ashford

A Screening opinion for Environmental Impact Assessment for the redevelopment of the former Kent Woolgrowers site. This proposal includes up to 270 residential apartments, a restaurant and accommodation within Whist House, associated car parking and a pedestrian bridge over the Great Stour River which has been lodged prior to a planning application being made.



Ashford Urban area Sites

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

A Full planning application for 353 dwellings has been received with new accesses from Finn Farm Road, Cheeseman's Green Lane and Brockman's Lane and the creation of a T junction between Finn Farm Road and Rutledge Avenue. A parallel outline application for the same has also been lodged with the Council.

16/01722/AS – Land between Hinxhill Road and Hythe Road, Willesborough

A full planning application for a new link road to the rear of the William Harvey Hospital from the A20 and 192 dwellings together with associated open space, play equipment, landscaping, drainage, infrastructure and earthworks has been granted planning permission.

15/01550/AS – Highmead House, Hythe Road, Willesborough

An outline planning permission has been granted for the construction of 28 dwellings with vehicular access from the A20.



Hamstreet Bypass, Kingsnorth



Land between Hinxhill Road and Hythe Road

17/00354/AS – South Kent College, Jemmett Road

A reserved matters application for the development of 160 dwellings (in accordance to outline approval 11/00405/AS) has been granted and the development has started construction on the northern part of the site.

15/01550/AS – Highmead House, Hythe Road, Willesborough

An outline planning permission has been granted for the construction of 28 dwellings with vehicular access from the A20.

14/01402/AS – Ashford Designer Outlet

Work started in January 2018 and the expansion of the Outlet is expected to fully open in autumn 2019. This expansion will provide retail and restaurant units, visitor information, associated facilities and office management accommodation, re-configuration of car-park, new car parking spaces, cycle parking, public realm improvements, landscape works and highway works.

18/0098/AS – Waterbrook Park, Waterbook Avenue, Sevington

A application was received for the construction of a 600-space truck stop and offices for small and medium enterprises. Also, an outline application was received for employment uses; a superstore, drive through restaurants, a

petrol filling station, a convenience store and car showrooms with up to 400 dwellings. This application was approved in principle at Planning Committee in June 2018 pending S106 agreement.

18/00413/AS – Land at Lenacre Hall Farm, Sandyhurst Lane, Boughton Aluph

An application was received for the development of 21 residential dwellings. This application was refused permission at Planning Committee in July.

Cheesemans Green (Finberry)

The Crest Nicholson Finberry development continues to progress well with the Stour Meadows phase complete. The second and third phases known as Green Oaks (10/01277/AS) and Captains Wood (14/01075/AS) are also nearing completion. The Village Centre phase started construction in January this year and includes a mixture of residential uses together with live-work units and office space. Planning permission is also in place for a foodstore, retail uses and a pub/restaurant. The new Finberry Primary School (2FE), located in the heart of the development, opened in September 2018. Adding to previous awards, Finberry has recently won the 'Outstanding landscaping for housing' award at the prestigious Sunday Times British Homes Awards.



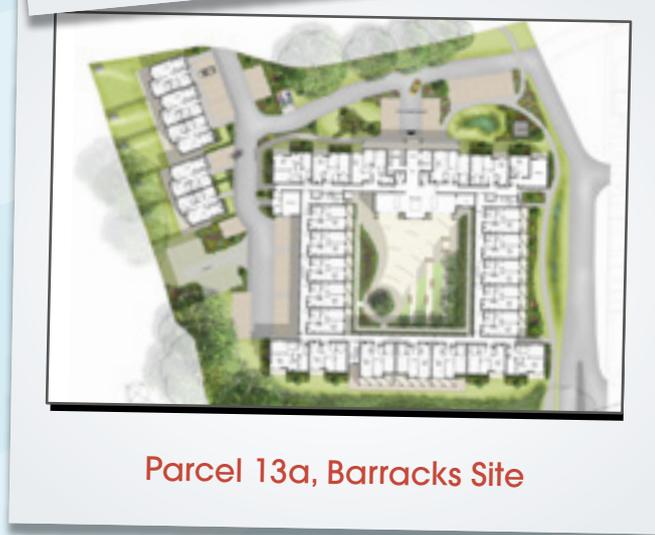
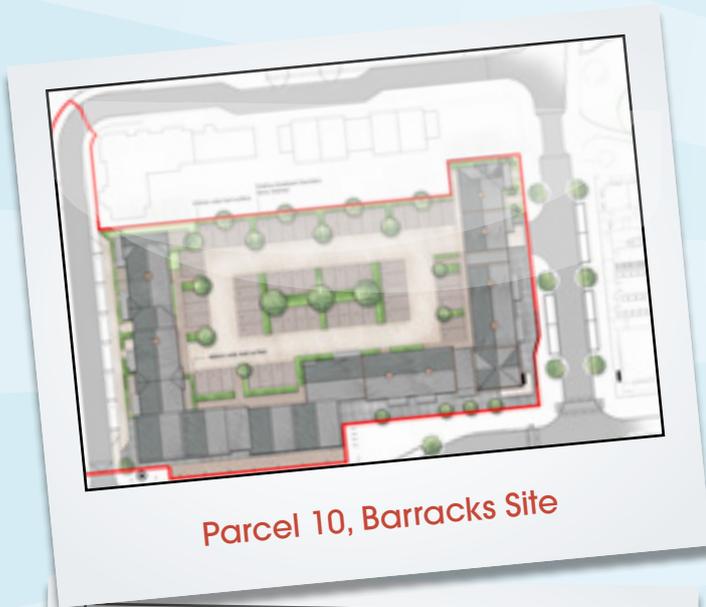
Ashford Designer Outlet

Repton Park (former Rowcroft and Templar Barracks)

There are a number of Repton Park applications recently permitted. These include:

17/00396/AS – Land Parcels 8 & 10 Former Rowcroft and Templar Barracks Site, Templar Way

A reserved matters application for 62 residential apartments including affordable housing, together with flexible employment floorspace (B1, A1, A2/A3/A4 or A5 use classes) in accordance to outline planning permission 02/01565/AS.



17/00578AS – Land Parcel 9 Former Rowcroft and Templar Barracks Site, Templar Way

A reserved matters application for 31 residential apartments together with flexible employment floorspace (B1, A1, A2/A3/A4 or A5 use classes pursuant to outline planning permission 02/01565/AS.

17/00597/AS – Land Parcel 13a Former Rowcroft and Templar Barracks Site, Templar Way

A reserved matters application for 40 affordable extra care apartments and communal facilities, together with associated landscaping, infrastructure and earthworks.

16/00808/AS – Land Parcels 34, 35, 36 & 37 Former Rowcroft and Templar Barracks Site, Templar Way

A reserved matters application for the development of Parcels 34-37 for 86 dwellings together with associated access roads, footpaths, drainage and car/cycle parking, groundworks and infrastructure.

Chilmington Green

17/01170/AS – Land at Chilmington Green, Ashford Road, Great Chart

A comprehensive Mixed Use Development that comprises of up to 5,750 residential units, 19,000m² of mix use, education, community uses, leisure uses, provision of formal and informal open space and the installation of strategic infrastructure. The first detailed scheme of the development received approval in February and has begun in April. The first overall phase of the Chilmington development will see the delivery of 1,500 new homes, along with a new primary and secondary school, a District Centre and a community hub.

18/00911/AS – Parcel A, E and F (part), Land at Chilmington Green, Ashford Road, Great Chart

A reserved matters application has been received for the construction of 153 dwellings.

18/00207/AS – Parcel P The Hamlet, Land at Chilmington Green, Bartletts Lane, Great Chart

A reserved matters application has been received for the approval for the development of Parcel P for 99 dwellings. Any updated information will be added here, along with a Chilmington Green Newsletter that was introduced in January 2018: <http://chilmington-green.co.uk/index.php/news/>.

An interactive map, showing the planning applications for housing parcels can be found here: <https://www.ashford.gov.uk/planning-and-building-control/major-new-developments/chilmington-green/chilmington-green-interactive-map/>

M20 Junction 10a

Construction began on the scheme after a Notice to Proceed which was received in March this year. The construction has been divided into 4 phases and aims to be opened to traffic completed by Autumn 2019:

Phase 1 – Carefully planned site clearance with a focus on ecology. Haul road created for utilities.

Phase 2 – Temporary diversion of the A20 to allow earthworks to be carried out for the new alignment. Work will start on the A2070 roundabout and construction elements of the new Junction 10a.

Phase 3 – The placing of the bridge beams and deck on the main gyratory and the construction of the balancing ponds.

Phase 4 – Work to complete the link road between the new junction 10a and the A2070

More information can be found here: <http://roads.highways.gov.uk/projects/m20-junction-10a/>



Rural area sites

14/01486/AS – Land between Arthur Baker Playing Field and Ashford Road, Charing

A hybrid planning application, comprising full planning permission for the erection of a 51 unit age restricted affordable housing scheme to include 5 age restricted bungalows and an outline planning permission for the erection of approximately 40 market housing units on the remainder of the site, has been permitted.

18/00483/AS – Land North of Five Bars, Tally Ho Road, Shadoxhurst

An outline planning application has been received for up to 60 residential dwellings. This was refused permission at Planning Committee in July.

18/00572/AS – Delcroft, Woodchurch Road, Shadoxhurst

An outline planning application for the construction of 14 residential dwellings has been received. The application includes the demolition of the existing bungalow fronting Woodchurch Road, (Delcroft) in order to construct a new access road serving the proposed dwellings. These will be constructed over a cul-de-sac arrangements and comprise a mix of detached and semi-detached house types.



Land between Arthur Baker Playing Field and Ashford Road



Delcroft, Shadoxhurst



Land to the north of St Marys Close and east of Ashford Road

18/00789/AS – Andrews Garage, Plain Road, Smeeth

An application has been received for the replacement of light industrial units and construction of 10 new houses.

18/00644/AS – Land to the north of St Mary's Close and east of, Ashford Road, Hamstreet

An outline application has been received for the construction of up to 80 dwellings, a 60 bed care home, 60 car parking spaces adjacent to Ashford road and an associated education/events space with revised access to Hamstreet Academy Primary School.

18/0029/AS – Land south of the Swan Hotel, Maidstone Road, Charing

An outline application has been received for up to 135 dwellings (including up to 35% affordable housing) and a public open space and children's play area.

Rural Appeals

The Council has recently been notified that the three large appeals where ABC had refused permission have been withdrawn by the applicant and no further action will be taken:

Brabourne – Land between Canterbury Road and Lees Road, 16/00303/AS – for 125 residential dwellings.

Charing – Land south of railway line and west of Pluckley Road, 17/00303/AS – for up to 245 dwellings.

Biddenden- Land North East of 74 North Street, 17/01446/AS – for up to 110 dwellings.



Glossary

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.

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.

Prior Notification: Some proposals for developments involving telecommunications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place.

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, that ensure that certain extra works related to a development are undertaken.

Screening Opinion: Screening is the process of deciding whether applications require an Environmental Impact Assessment (EIA). This is not a planning application.

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



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