

# Development Update

## Latest Planning and Development News

### July 2008

Welcome to issue 14 of Ashford Borough Council's development update, incorporating the Local Development Framework (LDF) update.

Inside this issue:

- [Local Development Framework Latest News](#)
- [Ashford Town Centre Planning and Development](#)
- [Ashford Urban Area Planning and Development](#)
- [Ashford Rural Areas Planning and Development](#)



### Local Development Framework (LDF) Latest News!

The 'Framework' is made up of a series of individual documents, which set out the policy approach for the future of development within the borough.

The Inspector's report into the Core Strategy Development Plan Document has been received and it is proposed that the Core Strategy will be formally adopted on 10 July 2008.

After the Core Strategy has been adopted Ashford Borough Council will revise the Local Development Scheme (LDS), which sets out a more detailed timetable for the various LDF documents listed below.

### Preparing the Local Development Framework Documents

There is a statutory process that the planning authority has to undertake in the preparation of the individual local development documents and each development plan document (DPD) must be prepared in a series of stages. Each document must also be prepared in accordance with Ashford's adopted Statement of Community Involvement (SCI). The SCI is a document that sets out how we intend to consult with the local community and stakeholders throughout the preparation of the LDF documents.

### Core Strategy Development Plan Document

#### What is it?

The Core Strategy is the principal document within the set of development plan documents (DPD's) that together make up the Local Development Framework. The Core Strategy sets out the overall vision for planning the Borough's future.

#### What stage is it at?

An independent Inspector was appointed to conduct an independent examination into the 'soundness' of the Council's submitted Core Strategy. The examination started in June 2007, with further sessions held in July, September and November.

The council received the Inspector's final binding report on 16 June, which declared the Core Strategy 'sound' but with some changes. The Core Strategy is due to be formally adopted on 10 July 2008. To view a copy of the Report, please see the [Core Strategy webpage](#) on the Council's website.

### Ashford Town Centre Area Action Plan

#### What is it?

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.

#### What stage is it at?

Pre-submission consultation on the TCAAP finished at the beginning of June 2006. Representations have been considered in the preparation for the draft submission version of the Town Centre Area Action Plan which is now due to be produced in early 2009.

### Chilmington Green/Discovery Park Area Action Plan

#### What is it?

The area of Chilmington Green, to the South West of Ashford Town, is the first of three growth areas to come forward for development. The Chilmington Green/Discovery Park area is planned to accommodate no less than 3,350 dwellings and 600 jobs by 2021 and has the potential for over 7,000 dwellings and about 1,000 jobs in total. The Area Action Plan (AAP) will set out detailed guidance on the planning of this area, supplemented where needed by development briefs and design codes.

#### What stage is it at?

Initial preparation stages for this AAP are well underway. A number of consultation events have been carried out with key stakeholders over the duration of 2007 which has led to the production of a Chilmington Green Issues and Options Report. This report gives consideration to the objectives and general conformity with regional and local policy, and other local strategies and initiatives. The Report was not subject to a formal public consultation process but outlines all the issues which were raised through the stakeholder consultation events. This Report forms the basis of developing and drawing up a credible evidence base which will see the Council produce a Draft Submission Chilmington Green/Discovery Park Area Action Plan for late Summer 2009 which will be the first stage of formal public consultation. The Council are looking to formally submit the Chilmington Green/Discovery Park Area Action Plan in early 2010 to the Secretary of State with subsequent adoption towards end of 2010.

In conjunction with the preparation of the AAP, a Sustainability Report will be produced, which assesses the economic, social and environmental constraints of the proposed urban extension.

## Urban Sites and Infrastructure Development Plan Document

### What is it?

The fundamental objective for the existing Ashford 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 Local Development Framework will contain a development plan document called the Urban Sites and Infrastructure DPD that will focus on site-specific land use allocations and key elements of infrastructure within the Ashford urban area, but excluding Ashford town centre.

### What stage is it at?

An Issues and Options Report is due to be produced in Autumn 2008.

## Tenterden and Rural Sites Development Plan Document

### What is it?

This document will deal with key rural site allocations, primarily for residential development within not only Tenterden but also the rest of the borough outside Ashford. Land will be allocated within the Tenterden and Rural Sites DPD for additional small-scale employment proposals within or adjoining Tenterden, and subject to an assessment of demand, within or adjoining the larger villages.

### What stage is it at?

During summer 2007 a variety of stakeholders submitted land they wished to promote for development within the rural settlements. Workshops were held with each of the 13 largest rural settlements to discuss these sites and other planning issues. They were identified as Aldington, Bethersden, Biddenden, Charing, Challock, Chilham, Hamstreet, High Halden, Hothfield, Rolvenden, Tenterden, Woodchurch and Wye.

The outcomes of these workshops can be found in the Tenterden and Rural Sites Issues and Options Report which is available for public consultation until 11 July 2008.

## Cheeseman's Green / Waterbrook Area Action Plan

### What is it?

This document is a proposed major urban extension area to the south-east of Ashford. 4,300 dwellings and at least 1475 additional jobs are to be planned for in the combined area by 2021, after 2021 there is potential for about a further 2,200 dwellings and at least 750 jobs. This Area Action Plan sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Cheeseman's Green / Waterbrook.

### What stage is it at?

Preparation work has begun with a view to producing an Issues and Options Report by November 2008. A draft submission Cheeseman's Green/Waterbrook is due for formal public consultation by late summer 2010. The Council seek to formally submit the AAP to the Secretary of State by early 2011 with subsequent adoption by the end of 2011.

## Supplementary Planning Documents (SPD's)

SPD's support the DPD's. All matters covered in SPD's must relate to policies or proposals in a DPD or a policy from the saved plan. When the draft SPD document is published for public consultation it will be accompanied by an appraisal of sustainability and by a statement setting out the local planning authority has complied with the Statement of Community Involvement (SCI). After consultation the representations will be considered and changes made where appropriate and then the document will be adopted as an SPD.

The Affordable Housing SPD – this is proposed to go to the Executive Committee in August 2008, followed by a period of consultation. This SPD is likely to be formally adopted in early 2009.

## Ashford Town Centre Planning and Development

Ashford Town Centre must play a crucial role in delivering sustainable growth to Ashford and the rest of the Borough. Its success in providing a large proportion of the new jobs required to support Ashford's population growth is fundamental to the overall success of the growth agenda. It will need to function as an employment; retail, leisure, service and civic centre for a population nearly double the current size. The list below provides the latest news on major developments within Ashford Town Centre.

To find out more information about a particular case, including viewing the application, please use the case number in brackets at the end of each site and view them on the [Planning Applications webpage](#).

- **County Square Extension – Work complete (03/01420/AS)**

Building work has been completed on the County Square Shopping Centre Extension. The new development includes: 18,000 sq.m. of shops including a new Debenhams, Next, Jane Norman and H&M and 710 sq m of food and drink floor space.

- **Dover Place / Tannery Lane Car Park – Complete**

Temporary work to create a 386 surface car park is complete.

- **Ashford Working Mens Club, Station Road – Under construction (06/02438/AS)**

Work has started on the building in Station Road to convert it into 11 residential flats and a dance studio.

- **East / West Street, Ashford Town Centre - Planning permission granted (06/01501/AS and 08/00644/AS)**

Permission was granted for a full application for the erection of 46 residential flats and 2 houses at 17 and 19 East Street but a further application for a revised car park, and retention of 17 and 19 East street in lieu of 2 of the new dwellings was granted in May. Work is expected to commence in September.

- **Ashford Court, Magazine Road – Work complete (05/00776/AS)**

Work has been completed on converting the former nursing home into 10 new flats with parking.

- **Charter House, Park Street – Application received (08/00396/AS)**

An application was received on 27 March for the conversion and extension of Charter House to provide 224 flats and 9,380m<sup>2</sup> of flexible, commercial floorspace and the construction of two new buildings providing 110 flats including associated parking and landscaping. No decision has yet been made on the application.

- **Ring Road and Newtown Bridge Works -Work continues**

The northern footway and carriageway on Elwick Road between Bank Street and Church Road is complete and the southern footway is under construction and will be ready for trees to be planted in November. The Elwick Square foundations are being completed and the granite surfacing laid from Debenhams outwards. A completion date of 31st October is expected for the whole scheme.

The new carriageway in Victoria Road is nearing completion with the footways and signals installed. Completion of this junction is expected in July. The road under Newtown Bridge that goes into South Willesborough will be closed until October 2008, while the railway bridge is lifted and the access road made wide enough for buses.

Kent County Council website (<http://www.kent.gov.uk/transport-and-streets/transport-and-road-planning/major-projects/>)

## Ashford Urban Area Planning and Development

This section of the development update provides the latest news on major developments in the urban area of Ashford, but outside the Town Centre.

[View the Ashford Urban Area Map 980Kb PDF](#)

To find out more information about a particular case, including viewing the application, please use the case number in brackets at the end of each site and view them on the [Planning Applications webpage](#).

The 'S' number refers to the Ashford Urban Area Map above.

### ■ Eureka Business Park – Construction commenced (06/02011/AS)

Construction of the Herald Development that will provide 34,364 sq ft of office space over three floors is currently underway and expected to be complete by the end of the year.

Work has also begun on the new Eureka Park Neighbourhood Centre and this is due for completion in late 2008. The new centre will provide a terrace of retail, takeaway and professional service units totalling 1,090 sq m including a convenience store, family pub/restaurant, children's day nursery and a medical centre.

The NHS primary care trust is moving to new purpose-built premises on Eureka Park. The new office will be one of three buildings across East Kent. Developer Quadrant Estates says there is now only one unit remaining at the Northdown offices, the 10 unit office village. Plans for the next phase, Northdown 2, are underway.

Please view [www.eurekapark.co.uk](http://www.eurekapark.co.uk) for further information.

### ■ Eureka Leisure Park (06/02242/AS) (04/00847/AS)

An application has been granted for the provision of a 3 screen cinema extension and 2 ancillary restaurants. Construction is due to commence shortly.

Work has commenced on the erection of a hotel with 74 bedrooms, a restaurant/bar, and a drive-through restaurant, all with associated accesses, 175 car-parking spaces and landscaping

### ■ Falcon Way – Complete (06/01013/AS)

Construction is complete on the 21 dwellings on land west of Falcon Way (off Cuckoo Lane).

### ■ Former Powergen Site, Victoria Road (05/01716/AS)

An application for the former Powergen site, for a mixed use development comprising of 1002 residential units and 79,727m<sup>2</sup> of retail, leisure and other community uses has been granted planning permission on appeal by the Secretary of State.

There is also a separate current application for the southern part of the site, (07/01441/AS). The proposal comprises of 634 residential units, including affordable housing, 518 sq m commercial floorspace, 445 car parking spaces, combined heat and power plant, ecological water treatment plant, wind turbines and associated access, footpaths, cycle paths, landscaping and open space. No decision has been taken on this application.

### ■ Victoria Road - Outline Permission Granted (04/02195/AS)

Outline approval for a mixed use development on the Victoria Road site was approved in February 2008. The proposals from English Partnerships and South East England Development Agency (SEEDA) includes up to 355 one and two bedroom homes, a 119 bedroom hotel with leisure facilities, retail, food and drink outlets and offices.

### ■ Hardinge Road - Outline Permission Granted (07/02312/AS)

An outline application for the redevelopment of 1-5 Hardinge Road into 5 two bedroom and 4 one bedroom units has been granted.

### ■ William Road – Complete (03/01867/AS)

Work is complete on 7 three bedroom houses and 6 two bedroom flats on land east of 27-57 William Road.

### ■ Land SE of Drovers Roundabout, Maidstone Road (08/00936/AS)

An application has been received for the erection of a 64 bedroom residential care home in a single two/three storey building with associated site accesses, car parking, external garden areas, refuse/recycling store and associated facilities. No decision has been made.

### ■ Murston Yard, Whitfield Road – Complete (06/02384/AS)

Work is complete on 12 two and three bedroom terraced houses and a 3 story building that includes 2 flats and 2 office units. Work is also complete on 5 industrial units within the new Murston Business Centre with access from the B&Q roadway.

### ■ Milne Road – Construction continues (06/01298/AS)

36 affordable dwellings on the former allotments site north of Milne Road in Willesborough, are now behind schedule due to a fire in May in one of the blocks of flats that was nearing completion.

### ■ Park Farm - S17

168 dwellings of the 288 dwellings on the Taylor Woodrow site joining the Hamstreet bypass (05/02149/AS) are now complete and the remaining 120 are under construction.

An application for a mixed use development (07/00329/AS) has now been withdrawn.

A reserved matters application (07/02187/AS) regarding the layout, access, scale, landscaping and appearance of Phase 2 at Park Farm East for the first 202 dwellings, including affordable and mixed units was approved in February 2008.

Planning permission has been granted for the southern access road to Park Farm East and for the northern and southern link roads connecting Park Farm East to Cheesemans Green, plus all associated works. (07/00963/AS, 07/00967/AS)

### ■ Singleton - S20 – Construction Continues

208 of the 308 dwellings are now complete on the Hillreed Homes site in Hoxton Close (Areas 9A and 9B) (03/00801, 05/01859 and 07/00080/AS)

89 dwellings of the 184 in areas 10 and 11 (04/01656/AS) are complete with 32 currently under construction.

The development of 9 apartments next to the Singleton Oast are now under construction (04/01921/AS)

### ■ Singleton Environment Centre – Construction complete (07/00143/AS)

Building work is complete on the Environmental Centre based at Singleton which will primarily serve as a local attraction and environmental education

resource for local primary schools and which will support the growing number of environmental groups and projects in the borough of Ashford.

■ **South Kent College– Jemmett Road (07/00117/AS)**

Outline planning permission has been granted for the demolition of existing buildings and construction of up to 241 dwellings and associated access and landscaping.

■ **Stanhope S18 – Regeneration Underway**

Work on sites 8, 9 and 10 (06/01875/AS) is underway with the demolition of 113 flats and the shops to the North of Stanhope Square now complete and 22 of the 93 new dwellings complete and 41 under construction. The scheme also includes parking, landscaping, roads and footpaths.

Sites 3 and 3a (06/02098/AS) are under construction with demolition of existing retail units and public house to provide 58 residential houses and flats, a library, retail units and a new public house. 22 of the new dwellings are under construction.

Work on sites 1 and 5 will be starting that will include demolition of 4 blocks of flats and replacement with 122 dwellings with associated works including parking and landscaping. (07/00042/AS and 07/000529/AS)

■ **Templer And Rowcroft Barracks (Repton Park) -S22 (02/01565/AS, 05/00894/AS, 06/01385/AS, 05/01795/AS)**

The Council granted outline permission for a mixed-use development including a total of 1,050 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. Phase 1A (83 dwellings) is occupied and part of Phase 1B (124 units) is now complete with a further 14 dwellings currently under construction on parcel 11. A second part of Phase 1B was granted permission in April on parcels 24 and 25. This application is for a further 99 dwellings.

In addition an application for approval of Reserved Matters pursuant to Outline Planning Permission 02/01565/AS, has been received by the council and is currently under consideration. This application relates to the development of a food store on the Repton Park site, which also includes the provision of 23 apartments in two storeys above and the partial discharge of other conditions

■ **Waterbrook - S14 (04/01104/AS, 07/01188/AS)**

An appeal has been received for the development of a vehicle testing facility, vehicle and plant storage and maintenance facility and B1, B2 and B8 small business units together with associated highway and earthworks.

An appeal has also been submitted for 102,000 sq.m. of employment development including B1 (light industrial/offices), B2 (general ind.) and B8 (warehousing) use in conjunction with existing railhead, together with a 60 bedroom hotel, petrol filling station and details of engineering works for flood alleviation on the site. Both appeals are scheduled to be heard at a public Inquiry scheduled to start in late September.

■ **William Harvey Hospital - S34**

Outline permission has been granted subject to a 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. (03/01191/AS)

An application for a new 352 space car park was granted permission in January 2008. (06/01064/AS)

A reserved matters application for the erection of an 84 bed intermediate care and nursing centre, including 2 dementia and 4 intermediate care residential clusters, cafe, creche and central service facilities for the sole use by residents and their visitors (08/00375/AS).

An application for construction of a new access road to Ashford Medical Park was granted permission in May. (08/00374/AS)

## Ashford Rural Areas Planning and Development

This section of the development update relates to the rural areas of Ashford. The list below provides the latest news on major developments.

To find out more information about a particular case, including viewing the application, please use the case number in brackets at the end of each site and view them on the [Planning Applications webpage](#).

■ **The Lindens, Tenterden – Complete (06/00371/AS)**

The 19 houses and 4 apartments with garaging and parking in St Benets Way are now complete.

■ **Former Oil Depot, Wye – Under Construction (06/00518/AS)**

28 of the 57 houses in Bramble Lane are now complete.

■ **Former HM Prison, Aldington – Under Construction (05/01930/AS)**

3 of the 70 new dwellings are complete with a further 20 currently under Construction.

■ **Land East of 10-12 Calland, Smeeth – Permission Granted (06/02067/AS)**

Planning permission was granted in March for the erection of 11 affordable dwellings and associated parking.

■ **Molloy Road, Shadoxhurst – Under Construction (04/00590/AS)**

Development of the 8 dwellings is underway with 2 complete and 2 under construction.

■ **Chessenden Lane, Smarden – Application received (08/00200/AS)**

An application has been received for the erection of 12 affordable dwellings, comprising of 4x1 bed flats, 5x2 bed houses and 3x3 bed houses together with associated access road and car parking spaces.

■ **Sandyhurst Lane, Boughton Aluph – Application received (08/00599/AS)**

An application has been received for the demolition of 296 and 298 Sandyhurst Lane and erection of eight detached houses, associated parking,