

Development Update - July 2007

Introduction

Welcome to Issue 12 of Ashford Borough Council's key development update leaflet. It contains the latest news on major development sites in the Borough and up-to-date information regarding the progress of the Ashford Local Development Framework (LDF).

Core Strategy Update

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.

Examination in Public

An Independent Inspector was appointed to conduct an independent examination into the 'soundness' of the Council's draft Core Strategy. The Examination started on 19th June 2007 and ran initially until 6th July. It will re-convene on the 4th and 5th of September. The Inspector considered all representations received during public consultation when the Core Strategy was submitted at submission stage, with some respondents invited to speak by the Inspector at the Examination.

The Inspector will report on whether the Core Strategy is found to be 'sound' and may propose changes to it which are binding on the Council. The report should be received in October 2007. If the Core Strategy is found to be 'sound' the Borough Council will then formally adopt it.

The Core Strategy is already in use as a material consideration in the determination of planning applications.

Contacting Us:

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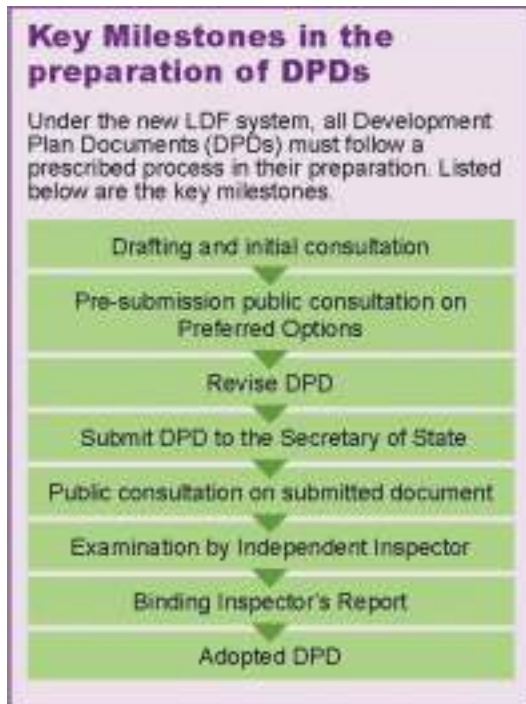
LDF Update

The Local Development Framework (LDF) forms the new policy planning system and is being undertaken by Planning and Development at Ashford Borough Council. The 'Framework' is made up of a series of individual documents, which set out the policy approach for the future of development in the borough.

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. For each development plan document (DPD) they must be prepared in a series of stages. Each document must be prepared in accordance with Ashford's adopted Statement of Community Involvement (SCI) which is a document that sets out how the Council intends to consult with the local community and stakeholders throughout the preparation of the LDF documents. Below is a diagram, which explains the process.

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CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

What is it?

This document highlights the overall strategic vision for the future development of the borough, setting out the broad locations proposed for housing, together with other strategic needs such as employment, retail and transport development. **See page 1 for more information.**



ASHFORD TOWN CENTRE AREA ACTION PLAN

What is it?

The Local Development Framework 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 are being considered in the preparation for the Submission version of the Town Centre Area Action Plan to be produced by January 2008.

CHILMINGTON GREEN 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 Area Action Plan 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?

Consultation work has already begun with various key public, private and voluntary sector organisations and is an ongoing process. The preferred options report, which will go out to public consultation, will be produced for January 2008.

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URBAN DEVELOPMENT SITES AND INFRASTRUCTURE DEVELOPMENT PLAN DOCUMENT (DPD)

What is it?

The fundamental objective for the 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 Development Sites and Infrastructure DPD that will focus on site-specific land use allocations and key elements of infrastructure, within the Ashford urban area excluding Ashford town centre.

What stage is it at?

This Preferred Options Report is due to be produced in September 2007.

TENTERDEN AND RURAL SITES DEVELOPMENT PLAN DOCUMENT

What is it?

This document will deal with key rural site allocations, primarily for residential development within the settlement of Tenterden. 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, with or adjoining the larger villages.

What stage is it at?

We have recently invited the public and landowners to make us aware of any land that they wish to promote for development. Following a thorough examination of all sites the Council preferred options for development will be consulted on during six-weeks of public consultation in September 2007.



CHEESMAN'S GREEN / WATERBROOK URBAN EXTENSION AREA ACTION PLAN

What is it?

This document is a proposed major urban extension area to the south-east of Ashford. It sets out site-specific policies and a framework for the development of a major new mixed-use neighbourhood at Cheesmans Green / Waterbrook.

What stage is it at?

Work has not yet started on this document, but the preferred options report is due in June 2008.

Supplementary Planning Documents (SPD's)

SPD's support the DPD's. All matters covered in SPDs 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.

There were 2 SPD's (Sustainable Design and Construction SPD and Residential Space & Layout SPD) due for public consultation in April 2007; however, these have been moved back to the autumn as resources have been focused on the Core Strategy Examination in Public.

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Ashford Town Centre

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 Decisions Page](#) of our website. The 'S' number refers to the [Development Update Map](#).

Residential

EAST/ WEST STREET, ASHFORD TOWN CENTRE - *Planning permission resolved to be granted (06/01501/AS)*

- An outline planning application, for up to 64 dwellings, has been approved subject to the completion of Section 106 agreement
- The Planning Committee has resolved to grant full application for the erection of 46 residential flats and 2 houses at 17 and 19 East Street The decision is due to be issued and other legal matters completed in August 2007.

THE OLD RAILWAY WORKS, NEWTOWN ROAD – *Outline application submitted (05/01798/AS)*

- Outline application received for 788 new build residential units and 1,156 sq.m. new build commercial floorspace, plus 140 residential units and 5,710 sq.m. commercial floorspace in converted listed buildings.
- The application is currently under consideration.

VICTORIA ROAD– *Outline Planning Permission resolved to be granted (02/00403/AS)*

- An outline application has been granted subject to completion of a legal agreement for a mixed use development comprising commercial units, 355 residential units and mixture of commercial / leisure floorspace including hotel on the north side of the site.

FORMER POWERGEN SITE – *Outline Planning Permission submitted (05/01716/AS)*

- An outline application for a mixed use development comprising 978 residential units and 67,000 sq m of retail, leisure and other community uses has been submitted to the Council.

ASHFORD COURT, MAGAZINE ROAD – *Under construction (05/00776/AS)*

- Redevelopment of Ashford Court from a former nursing home to 10 residential flats is almost complete.

STOUR CENTRE - S11 - *Construction continues (03/01659/AS)*

- The transformation of the sports and leisure centre is progressing well and construction is scheduled for full completion in early September 2007.
- The new leisure water area and raging river is complete with flumes installed and tiling finished. The main pool area has also been fully refurbished. Upstairs the new Contours Health Club has state-of-the-art new gym equipment. The new spa area with luxurious steam, sauna and Jacuzzi facilities, is already in place.
- A two-way access junction onto Station approach from the Stour Centre has been approved.



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Retail

COUNTY SQUARE EXTENSION - S1 – *Work continues (03/01420/AS)*

- Building works commenced on County Square Shopping Centre Extension. The new development will include: 18,000 sq.m. of shops including a new Debenhams, Next and H&M; 710 sq m of food and drink floorspace. There will be over 60 stores in total.
- On site car parking will increase to provide a total of 620 multi storey spaces.
- Refurbishment of the existing centre includes rebranding and upgrading of existing entrances, new flooring throughout and WCs.
- On course for completion in March 2008.



Other sites

RING ROAD – *Work continues*

- Progress has been made on Kent County Council's proposals to change the one-way A292 Ashford Ring Road into a series of two-way quality streets. The traffic is now flowing two – way since 1st July.
- A full programme of arts projects to support the scheme started this summer.
- On-site scheme construction is scheduled to take around 15 months from January 2007 - March 2008.

LEARNING CAMPUS– *Resolved to grant planning permission (07/00116/AS)*

- The Council has resolved to grant planning permission, agreement has now been reached to site the development at Victoria Road, close to the Ashford International Station.
- The Learning Campus will provide facilities for up to 14,000 full and part time students.
- The Learning Campus is being developed by South Kent College, working with partners that include the Learning & Skills Council for Kent and Medway, the South East England Development Agency (SEEDA) and the Department of Communities and Local Government (DCLG).
- The landmark building in Victoria Road, Ashford, is on course to open for students in September 2009.

DOVER PLACE/ TANNERY LANE - S3 - *Land acquired*

- International House has been acquired by the South East England Development Agency (SEEDA). Another section of the site has been acquired for development and some demolition has taken place. The area is felt to be well suited for major office employment within easy walking distance of the stations and town centre, as part of a mixed use, pedestrian-friendly scheme.
- Planning permission has been granted for temporary use of part of the site for a car park.

HOPKINS FIELD, EASTERN AVENUE – *Planning Permission granted (06/02071/AS)*

- Kent County Council have granted planning permission for this development as part of a wider PFI scheme. The planning application had been submitted to the KCC planning department for land on the former allotments at Hopkins Field, Eastern Avenue. The development is for the erection of a detached three storey block of 40 extra care apartments for the elderly with associated communal facilities together with access from Eastern Avenue, car parking and landscaping.

Ashford Urban Area

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

STANHOPE S18 – *Regeneration started*

- The Private Finance Initiative (PFI) contract to regenerate Stanhope was signed on 16th April 2007. Chrysalis consortium has been chosen to transform Stanhope.
- The regeneration will see: the demolition of 410 flats (includes 108 already demolished); the provision of 222 houses and flats for general needs rent, 90 houses and flats for intermediate rent and Homebuy (formerly known as Shared Ownership) and 144 houses and flats for open market sale; the demolition of the old shopping centre and the creation of a new commercial centre and new and improved community facilities including shops, a community building and a pub.

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- Detailed schemes have been approved for housing sites areas 8,9,10, and the flat block at Speldhurst Close and for the new Local Centre with its associated housing, new Library building and housing management offices. Work is progressing on these sites.
- Details are under consideration on the other five redevelopment sites. These include the demolition of two five storey blocks of flats within site 7 and redevelopment of the site to provide 54 residential houses and flats, none of which are higher than three storeys. Associated external works will also include parking, landscaping, roads and footpaths etc.
- Another application received also for the demolition of two five storey blocks of flats within site 1 and the redevelopment of the site to provide 47 residential houses and flats, none of which are higher than three storey houses. Associated external works will also include parking, landscaping, roads and footpaths etc.
- Work on public realm improvements has commenced.

FALCON WAY – Revised scheme granted (06/01013/AS)

- Planning permission has been granted for a revised residential scheme of 21 dwellings from the original 15 dwellings on land west of Falcon Way.

FORMER WYVERN SCHOOL, HYTHE ROAD – Permission granted (05/00683/AS)

- Permission has been granted for 52 residential units.

MILNE ROAD – Permission granted (06/01298/AS)

- The former allotments site north of Milne Road in Willesborough was granted planning permission for 36 affordable dwellings together with site engineering works, landscaping and new / amended access. Work has commenced on site.

ORBITAL PARK - S15 – Permission granted (06/00219/AS, 04/0506/AS)

- Planning permission has been granted for the erection of 27 industrial units for B1 (office/light industrial) and B2 (general industrial) uses. The total floorspace proposed is 3,630 m² with 39 car, 3 motorcycle, and 39 cycle parking spaces. Construction has commenced.
- Planning permission granted subject to completion of Section 106 agreement or site H3 in Crowbridge road for new car showrooms, workshop, office, car wash and external parking.

EUREKA PARK - S27 – Planning permission granted (06/02011/AS, 06/02242/AS) www.eurekapark.co.uk

- Approval has been given for an additional phase at Eureka Park to include a new local centre. The new centre will provide a terrace of retail, takeaway and professional service units totaling 1,090 sq m including a convenience store, family pub/restaurant, children's day nursery and a medical centre.
- Approval has been granted for the construction Herald Development that will provide 34,364 sq ft of office accommodation over three floors.
- Planning permission has been granted for the Vantage development. It will provide 25,000 sq ft of Grade A office suites, over three floors with all the necessary facilities modern companies require.
- Construction has been completed on the Northdown development. It will provide an additional 50,000sq ft of self-contained office suites arranged over two floors with car parking at a ratio of 1:275 sq ft.
- An application has been received for the provision of a 3 screen cinema extension and 2 ancillary restaurants at the adjoining Leisure Park



SEVINGTON- S12– Permission granted (05/00718/AS)

- Permission has been granted for erection of 24 mixed Industrial units on the land adjacent to Keel Toys in Foster Road. Construction has commenced.

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The Growth Area's

PARK FARM - S17 – *Under construction (05/02149/AS and 00/01112/AS)*

- 288 of the dwellings on the Taylor Woodrow site are under construction.
- The proposal looks to incorporate the construction of a new rail halt on the Ashford to Hastings railway line, together with associated car parking; The provision of public open space, play areas, and associated facilities; The construction of new drainage, roads, footpaths and cycleways and associated highway improvements. The provision of structural landscaping.
- A new roundabout and access road on the A2070 is complete.
- Planning permission has also been granted for the construction of a link road between Park Farm South (to the west of the A2070) and the future
- Park Farm East phase (to the east of the A2070).

BRISLEY FARM - S19 - *Construction complete on Phase 8 (04/00820/AS and 03/01833/AS)*

- Phase 6 - A mixed residential development together with all associated parking, garages & infrastructure is complete.

SINGLETON - S20 – *Construction continues (04/01651/AS, 04/01656/AS)*

- Phase 5 – Construction completed on 18 dwellings (Redrow Homes)
- Phase 6 – A proposal has been approved for 184 dwellings (Redrow Homes). 29 dwellings are complete with 23 under construction.
- Phases 9B & 9C - Construction has begun on 300 homes on land off Hoxton Close (Hillreed Homes). 114 dwellings are now complete.



GODINTON PARK- S23 - *Construction complete (02/00617/AS)*

- Construction is now complete on 98 homes to the eastern side nearest Loudon Wood.

Rural Area's

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

CHEESELANDS, BIDDENDEN - *Construction complete (04/02204/AS)*

- Construction is complete on 22 new dwellings of mixed accommodation.

LAND AT ASHFORD ROAD, KINGSNORTH – *Construction complete (04/01382/AS)*

- Construction is complete on 8 dwellings at Myrtle Court.

KINGSNORTH ROAD, ASHFORD – *Permission granted (05/00037/AS)*

- Permission has been granted for eight new dwellings with associated new site access road and landscaping.



BROOK STREET, WOODCHURCH – *Outline application granted (03/01080/AS)*

- Outline application has been granted for the development of a nursing Home, staff accommodation and eight close care bungalows on the site comprising of Stonebridge Inn and Cornerways.

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Other Sites

CHEESEMAN'S GREEN - S13 – *Outline application granted – (02/00278/AS)*

- Outline planning permission was granted in January 2006 for a development to construct approximately 1,100 dwellings, 180 live/work units and 70,000m² of commercial floorspace together with mixed-use community facilities.

WATERBROOK - S14 - *Outline application resolved to be granted (04/01104/AS)*

- Outline planning permission was granted in June 2006 for a development of 102,000m² of employment development including light industrial/offices, general industrial and warehousing use in conjunction with the existing railhead, together with a 60-bedroom hotel, petrol filling station, subject to the completion of a Section 106 agreement. Full application for first phase of the development has now been received by the Council.

TEMPLER AND ROWCROFT BARRACKS - S22 – *Construction complete on Phase 1A (02/01565/AS, 03/01492/AS)*

- The Council has resolved to grant outline permission subject to legal agreements, for a mixed-use development including 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.
- Construction is complete on a first phase of 83 dwellings.

SINGLETON ENVIRONMENTAL CENTRE - S21– *Construction commenced (07/00143/AS)*

- Building work has commenced on an 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. The building will be high quality, innovative, and demonstrate best environmental practice.



WILLIAM HARVEY HOSPITAL- S34 – *50 bed hospital resolved to grant permission (03/01191/AS, 04/00673/AS and 06/01064/AS)*

- Outline permission has been resolved to grant permission subject to 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.
- Outline planning permission has been granted for an intermediate care/support centre for older people on land adjacent to the hospital, subject to legal agreement.
- An application for a 352 space car park has been submitted and is currently under consideration.

BERTHING SIDINGS, ASHFORD INTERNATIONAL STATION - S9– *Construction nearing completion (05/01178/AS)*

- Construction is nearing completion on a new rail maintenance depot to stable and maintain trains for the Domestic High Speed Rail Service due to commence in 2009.
- The first trains are due to arrive on site later this year as part of the commissioning programme.

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SOUTH KENT COLLEGE- JEMMETT ROAD - S17 – *Outline approved subject to legal agreement (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.
- Construction will not commence until the Learning Campus is complete in September 2009.

WARREN PARK & RIDE - S24 – *Subject to legal agreements and Environmental Assessment (07/00660/AS)*

- A Full application for a mixed use development incorporating 1000 space park and ride facility served by a frequent bus service linking the town centre, stations and Designer Outlet Village has been submitted to the Council.
- Proposal includes commercial development and 323 residential units.

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