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# Appendix 2 of the HOUSING TOPIC PAPER

**DECEMBER 2017**

(1)

**Helen Garnett**

**From:** Kirk Pickering <kirk@neighbour.co.uk>
**Sent:** 30 May 2017 14:58
**To:** Helen Garnett
**Cc:** Warren Bingham; Carsten Leveau
**Subject:** Re: Build rate at former Powergen site, Ashford

Helen hi

For the record I confirm that Neighbour Ashford Ltd has been the legal owner of plots 1 & 2 of the former Powergen Site since 2015. Please note that neither U&I Plc nor Quinn Estates have had any interest in our asset since then, other than the delivery of the planning permission and conclusion of the 106.

I answer your queries below in red.

Should you have any further enquiries relating to this site of any nature please don't hesitate to contact me or Warren Bingham on the above emails.

Many thanks and kind regards

Kirk

**Kirk Pickering**

Neighbour

8 St James's Square
London
SW1Y 4JU

www.neighbour.co.uk

On 30 May 2017, at 09:50, Helen Garnett <Helen.Garnett@ashford.gov.uk> wrote:

Dear Kirk

Ashford Borough Council is in the process of preparing a new Local Plan for the Borough, and as part of this is required to identify deliverable housing sites sufficient to provide a five year supply and to forecast expected delivery of housing sites within the Borough through a housing trajectory.

We understand that you have an interest in Former Powergen site, and that permission for residential development has been granted.

In order to accurately predict the delivery of potential sites, we are writing to all owners, applicants, or agents of sites that are considered to contribute to the council's housing supply, to establish the rate at which they expect them to be completed. On this basis, I would be grateful if you could provide the following information in respect to the aforementioned site as soon as possible:

1. When (year and quarter) you would expect development to formally commence on site, if it hasn't already; Q1 2018 start of construction of Plot 2, Q3 2018 start of construction of Plot 1.

2. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints. The pre-commencement conditions and 106 obligations.

3. When (year and quarter) you expect first completions on the site; Plot 2 early completions : Q3 2020

4. The stages at which the site will be developed, including annual rate of delivery of the units, and; between point 3 and 5

5. When (year and quarter) you expect the development to be completed in its entirety. PC Plot 2 : Q3 2020, PC Plot 1 : Q1 2021

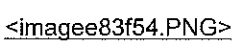
If you wish to discuss this further then please contact me.

With kindest regards

Helen Garnett
Policy Planner
Ashford Borough Council

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(2)

## Helen Garnett

**From:** Arlene Van Bosch <ArleneVanBosch@uandiplc.com>
**Sent:** 30 May 2017 13:21
**To:** Helen Garnett
**Subject:** Residential Delivery Build Rates

Dear Helen

Please see below my responses in blue to the questions you asked last week. Apologies for responding later than I had hoped.

Kind Regards

Arlene

1. When (year and quarter) you would expect development to formally commence on site, if it hasn't already;

We would expect to see start on site for the overall scheme by q3 2017 although enabling works including demolition, ecological etc will be starting in June 2017. For the residential we are expecting to be a little further behind with a predicted start on site for q2 2018.

2. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints.

There are no particular barriers to the project however the wider project is complicated with numerous stakeholders and end users and therefore ensuring that all parties interests are aligned to enable the land acquisition to complete and therefore the project to move forward. In particular the project has been impacted by a delay in getting local Infrastructure in the form of the substation that is presently on site relocated to facilitate future development. In addition the proximity of the northern sites to the railway and the presence of reptiles have all meant that the project has moved slower than U+I and other stakeholders would have hoped.

3. When (year and quarter) you expect first completions on the site;

We expect that the Aldi and Chapel Down developments on the northern plo should complete in advance of Q3 2018. The residential we anticipate completions around Q3/2020.

4. The stages at which the site will be developed, including annual rate of delivery of the units, and; Residential will be delivered in two phases,

Build to rent will take 2 years to deliver the 200 units and 14 months to deliver 16 Private Residential units along with three ground floor commercial units.

5. When (year and quarter) you expect the development to be completed in its entirety.

Q3/2020.

Arlene van Bosch
Development Director

.....

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(3)

## Helen Garnett

**From:** Ciaran Downey <cdowney@dandara.com>
**Sent:** 02 May 2017 11:55
**To:** Helen Garnett
**Cc:** Rachel Allwood; Andrew Gambrill
**Subject:** FW: Tenterden Southern Extension Phase B
**Attachments:** A Tenterden phase b.doc

Dear Helen,

With commenced the enabling works last November and started on site in January.

We anticipate the dwellings being completed as follows:

Q4 17 – 18no.
Q1 18 – 22No.
Q2 18 – 14No
Q3 18 – 15No
Q4 18 – 16No
Q1 19 – 13No
Q2 19 – 2 No
Q3 19 – 38No
**Total : 138 No.**

Hope this is what you are after.

Kind regards,
Ciaran

**From:** Andrew Gambrill [mailto:Andrew.Gambrill@ashford.gov.uk]
**Sent:** 02 May 2017 10:22
**To:** Ciaran Downey <cdowney@dandara.com>
**Subject:** Tenterden Southern Extension Phase B

Dear Ciaran,

Please find attached a letter from my colleague Helen Garnett regarding the anticipated build rate of the development at Tenterden Southern Extension Phase B. If you could please reply to the letter by the 23rd May that would be greatly appreciated.

Kind regards,

Andy Gambrill
Graduate Policy Planner
Ashford Borough Council

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(5)

## Helen Garnett

**From:** Ian Bull <ian@ianbullconsultancy.co.uk>
**Sent:** 05 May 2017 13:06
**To:** Helen Garnett
**Cc:** Malcom Jarvis; Pentland Homes; Nigel Borrell; sam.jarvis; Russell Jarvis
**Subject:** ALP - S4 and S5. Without Prejudice.

Hi Helen,
I refer to your undated letters regarding the above mentioned draft allocations.
I act for the developers, Pentland Homes and Jarvis Homes who control the sites. In response to your questions, I would comment as follows;
1 - There are no known barriers to the commencement and delivery of the site.
2 - My clients would hope to commence development as soon as possible. They have submitted an outline application (15/00856/AS) for up to 750 dwellings on these sites. However they are currently preparing amendments to reduce the capacity to 550 dwellings to accord with the emerging policies. They are targeting July 2017 for submission of the amended scheme and would hope that permission would be granted as soon as possible. Thereafter reserved matters would be progressed as a priority. Subject to the local authority granting permission, development could commence in Q4 2018 or Q1 2019.
3 - Completions could begin 6 months after commencement.
4 - It is expected that S5 would be the first phase and completions of up to 50 in the first year rising to 100 per year thereafter.
5 - Completion c.5 years after commencement.
Kind regards,
Ian.
--
Ian Bull Consultancy Ltd is the trading name of Ian Bull Chartered Town Planner and Development Consultant, VAT Number 158902878
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Contact Address:
Ian D Bull BTP DMS MRTPI
Chartered Town Planner and Development Consultant
1 Mountbatten Way
Brabourne Lees, Ashford
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P/A to Ian Bull: Tracey King
Mobile Number: 07720 237 006
tracey@ianbullconsultancy.co.uk

Ian Bull is a member of the Royal Town Planning Institute

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(6)

## Helen Garnett

**From:** David Harvey <david.harvey@dhaplanning.co.uk>
**Sent:** 17 May 2017 14:28
**To:** Helen Garnett
**Subject:** Kennard Way, Henwood
**Attachments:** Kennard Way Henwood S9.pdf

Dear Helen,

Further to your letter at the start of May regarding Kennard Way, Henwood (S9), please find the answers to your queries below.

1) Are there any barriers to the commencement and delivery of the site, such as existing use, land ownership or infrastructure – no, the site is ready for development subject to normal site preparation works;
2) When (year and quarter) development would be expected to formally commence – at present I would suggest 1st quarter 2019 as a potential delivery period;
3) When (year and quarter) first completions would be expected – based on the above, 2nd quarter 2019
4) The annual rates of delivery – based on a scheme of 25 units, delivery within a single year
5) The expected completion of development – 1st quarter 2020.

I trust that is sufficient but by all means let me know if you do need anything further.

Regards

David

**David Harvey**
Associate Director

☎ Office: 01622 776226
☎ Mobile: 07939 853872
☎ Fax: 01622 776227
✉ david.harvey@dhaplanning.co.uk




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(7)

Helen Garnett
Planning & Development
Ashford Borough Council
Civic Centre, Tannery Lane
Ashford
Kent TN23 1PL

By email and post

18th May 2017

Without Prejudice

**RE: Eureka Business Park – draft Local Plan, response to queries**

QUADRANT
ESTATES

Dear Helen,

Further to your recent letter received on 4th May by our planning consultants, DHA Planning, we are pleased to now provide a response to your queries.

You refer in your letter to the proposed allocation of the above site within the draft Local Plan. You sought further information in response to five points, which I have answered below, in order;

1. There are no barriers to the commencement and delivery of the site. The proposed site is currently undeveloped, the land is held in one single ownership (since 1960s) and willing to bring development forward. Infrastructure is robust and sized for future commercial development which can be allocated to residential;
2. Development could start on site as soon as possible. In practice this shall require a planning consent to follow the Local Plan adoption. Using the assumption this occurs during Q2 2018, it will be possible to start developing residential accommodation as soon as Q4 2018;
3. Using the above assumptions, this would deliver completions from Q3 2019 due to the fact that a number of plots are currently serviced;
4. Target delivery will be 80 homes per year;
5. Using the assumptions above, and the allocation sought via our representations (667 dwellings), the development shall deliver new homes from 2019 through to completion in 2027.

I trust this information is sufficient to inform the process you are undertaking. If you require anything further, please do not hesitate to contact either me directly or Matthew Woodhead at DHA Planning.

71 Broadwick Street
London W1F 9QY
020 7534 7910

quadrantestates.com

Yours sincerely

**Toby Pentecost**

Direct:

Mobile:

Email: tpentecost@quadrantestates.com

Cc. Matthew Woodhead, DHA Planning

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## Helen Garnett

**From:** Chris Loughead <Chris.Loughead@crestnicholson.com>
**Sent:** 12 December 2017 15:36
**To:** Helen Garnett
**Subject:** RE: Build rate at Finberry, Ashford

Hi Helen,

In terms of a build rate, we are currently forecasting c.120 per annum. Do you need specific completion rates?

Regards,

C

**Chris Loughead**
Development Manager

Crest Nicholson Eastern
Academy Place, 1-9 Brook Street, Brentwood, Essex, CM14 5NQ
T: 01277 693230 M: 07795 645836 F: 01277 693 277
www.crestnicholson.com

**From:** Helen Garnett [mailto:Helen.Garnett@ashford.gov.uk]
**Sent:** 12 December 2017 15:15
**To:** Chris Loughead <Chris.Loughead@crestnicholson.com>
**Subject:** Build rate at Finberry, Ashford

Dear Chris

In April Neil Stafford confirmed that the completion rate at Finberry would be increasing from 100 to 120/150 per year, and I am updating our build rate register and wanted to check that you are on track to deliver at this rate.

Apologies for the short notice but I was hoping you may be able to get back to me within the next hour.

With kind regards

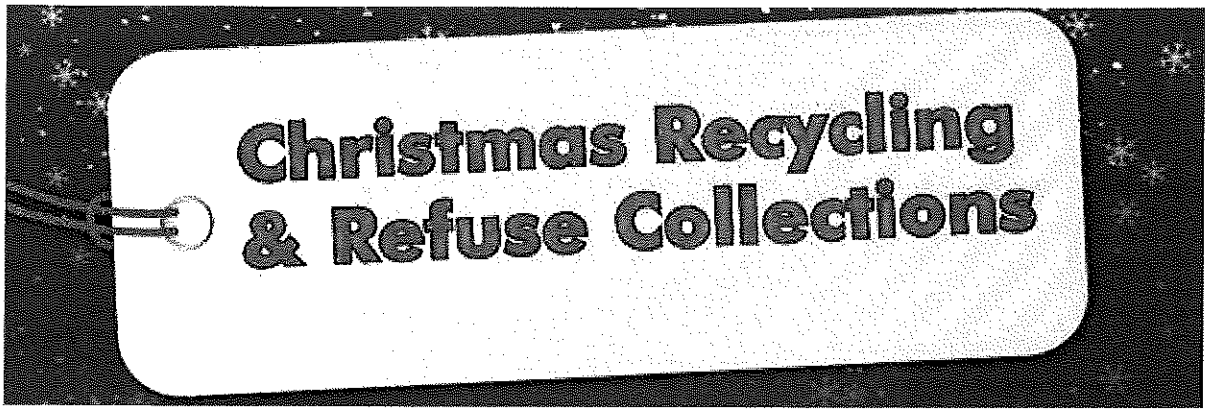
Helen Garnett MRTPI
Policy Planner
Ashford Borough Council

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## Helen Garnett

**From:** Joanna Webb - TW South East <Joanna.Webb@taylorwimpey.com>
**Sent:** 30 May 2017 15:43
**To:** Helen Garnett
**Subject:** FW: Build rates at Repton park
**Attachments:** A Repton Park T.doc

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Hi Helen,

Responses below:

1. When (year and quarter) you would expect development to formally commence on site, if it hasn't already; This is a large strategic site
2. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints. This is a large strategic site so at the start there was a lot of infrastructure required
3. When (year and quarter) you expect first completions on the site; Actively selling on site and completing units
4. The stages at which the site will be developed, including annual rate of delivery of the units, and; This year we will do 78 completions, next year 66 and in 2019 will be 125 (40 of which will be extra care)
5. When (year and quarter) you expect the development to be completed in its entirety. All phases will have been completed by the end of 2019

Let me know if you need anything further.

Kind regards

Jo

---

**From:** Rod Martin - TW South East
**Sent:** 30 May 2017 14:39
**To:** Joanna Webb - TW South East
**Subject:** FW: Build rates at Repton park

Hi Jo,

Would you mind responding please?

Many thanks

Rod

---

**From:** Helen Garnett [mailto:Helen.Garnett@ashford.gov.uk]
**Sent:** 30 May 2017 13:49

**To:** Rod Martin - TW South East
**Subject:** Build rates at Repton park

Dear Rod

We wrote to you at the beginning of May seeking information regarding build rates at Repton Park, Ashford. I am writing to chase up a response to this letter as we are close to finalising the next stage of our Local Plan process and any information you can provide would be incredibly helpful to us.

I attach the letter again for your convenience.

With kindest regards

Helen Garnett
Policy Planner
Ashford Borough Council

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## Helen Garnett

**From:** Clark, Stephen <stephen.clark@persimmonhomes.com>
**Sent:** 30 May 2017 14:05
**To:** Helen Garnett
**Subject:** RE: Build rates, Repton Park

Hi Helen,

Sorry for not responding before, info below.

Parcels 18 to 23:
Total plots = 105
Plots built to end of May 2017 = 16
Build rate = 1.5 plots per week.
Anticipated completion date = June/July 2018

Parcels 8 & 10:
Total plots = 62
Start of site = July 2017
Build rate = 1.5 plots per week.
First occupation = June 2018
Anticipated completion date = Mar 2019

Regards

Stephen Clark
**Head of Technical**

**Persimmon Homes South East**
Scholars House
60 College Road
Maidstone
Kent
ME15 6SJ
Direct Dial: 01622 626838
Switchboard: 01622 626816
Fax: 01622 753641
stephen.clark@persimmonhomes.com
www.persimmonhomes.com

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**From:** Helen Garnett [mailto:Helen.Garnett@ashford.gov.uk]
**Sent:** 30 May 2017 13:46
**To:** Clark, Stephen
**Subject:** Build rates, Repton Park

Dear Stephen

We wrote to you at the beginning of May seeking information regarding build rates at Repton Park, Ashford. I am writing to chase up a response to this letter as we are close to finalising the next stage of our Local Plan process and any information you can provide would be incredibly helpful to us.

I attach the letter again for your convenience.

With kindest regards

Helen Garnett
Policy Planner
Ashford Borough Council

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(11)

## Helen Garnett

**From:** Elizabeth Bryant <Elizabeth.bryant@dhaplanning.co.uk>
**Sent:** 11 May 2017 12:04
**To:** Andrew Gambrill
**Cc:** Matthew Garvey; Jonathan Buckwell
**Subject:** RE: Waterbrook Build Rate

Dear Andrew

Thank you for your email. Please find below our answers corresponding to the numbered questions in Helen Garnett's letter :

1. There are no barriers to delivery assuming that J10a is delivered promptly and that planning permission is granted for the scheme.
2. Residential development is assumed to commence Q1 2019 assuming outline planning permission is granted in 2017.
3. Q3 2019
4. A conservative estimate of an annual delivery rate of 50 units per year, although this could be greater.
5. Completion of 300 units is assumed by Q1 2025, although it is likely that the forthcoming planning application will seek permission for a greater number of units, as yet undetermined. If 400 units were applied for, the completion date would be Q1 2027.

If you require any further information please do not hesitate to contact me.

Kind regards

Elizabeth Bryant
Executive Assistant

☎ Office: 01622 776226
☎ Fax: 01622 776227
✉ Email: Elizabeth.bryant@dhaplanning.co.uk

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**From:** Andrew Gambrill
**Sent:** 02 May 2017 10:06:57 (UTC+00:00) Dublin, Edinburgh, Lisbon, London
**To:** Matthew Garvey
**Subject:** Waterbrook Build Rate

Dear Matthew,

Please find attached a letter from my colleague Helen Garnett regarding the anticipated build rate of the development at Waterbrook. If you could please reply to the letter by the 23rd May that would be greatly appreciated.

Kind regards,

Andy Gambrill
Graduate Policy Planner
Ashford Borough Council

(12)

## Helen Garnett

**From:** David Bradley - TW South East <David.Bradley@taylorwimpey.com>
**Sent:** 11 May 2017 17:44
**To:** Andrew Gambrill
**Cc:** Kate Holland (Kate.Holland@bartonwillmore.co.uk)
**Subject:** Rolvenden Football Ground Build Rate
**Attachments:** A Rolvenden football club.doc

Dear Andrew,

I have responded to the questions in Helen's attached letter below.
The site is within the ownership of Taylor Wimpey.
The site benefits from both Outline and Reserved Matters approval for 40 units, including 14 HA plots.
The majority of pre-commencement conditions have been discharged with remaining details to be submitted shortly.

1. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints.

*No*

2. When (year and quarter) would expect development to formally commence on site;

*Q3 - 2017*

3. When (year and quarter) you expect first completions on the site;

*Q3 – 2018*

4. The stages at which the site will be developed, including annual rate of delivery of the units, and;

*2018 – 20 units*
*2019 – 20 units*

5. When (year and quarter) you expect the development to be completed in its entirety.

*Q4 - 2019*

Regards,

David

**David Bradley | Senior Planning Manager |Taylor Wimpey South East**
**Address: Weald Court, 103 Tonbridge Road, Hildenborough, Kent, TN11 9HL**
**t: 01732 836000 | e: david.bradley1@taylorwimpey.com**
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**Helen Garnett**

**From:** David Bradley - TW South East <David.Bradley@taylorwimpey.com>
**Sent:** 03 May 2017 10:10
**To:** Andrew Gambrill
**Subject:** RE: Park Farm South East Build Rate
**Attachments:** C Park Farm South East newn.doc

Dear Andrew,

I have responded to the questions in Helen's letter below.
The site is within the ownership of Taylor Wimpey and Persimmon Homes and is proposed to be built out on a 50/50 basis.
The site benefits from an allocation for 250 dwellings in the emerging Local Plan, but we have made comprehensive representations seeking to increase the delivery on the site to circa 375 dwellings that we feel can be done with appropriate layout/design.
We currently have a formal request for an EIA Screening Opinion with ABC for up to 400 dwellings (17/00002/EIA/AS). However, I have based the below on the submission of a Full planning application for 374 dwellings submitted in December this year.

1. Whether there are any barriers to the commencement and delivery of the site, such as existing use, land ownership, or infrastructure constraints.

*No – we jointly own the site. Infrastructure can be taken from our development immediately to the north (Park Farm East).*

2. When (year and quarter) would expect development to formally commence on site;

*Q2 - 2019*

3. When (year and quarter) you expect first completions on the site;

*Q1 – 2020*

4. The stages at which the site will be developed, including annual rate of delivery of the units, and;

*2020 – 78 units*
*2021 – 104 units*
*2022 – 104 units*
*2023 – 88 units*

5. When (year and quarter) you expect the development to be completed in its entirety.

*Q4 - 2023*

*Other Points:*

*1. With 2 national house builders owning the site the site has very strong delivery credentials – both ourselves and Persimmon have a long record of proven delivery at Ashford, including on the wider Park Farm site. The site could make a very positive (and defensible) contribution to ABC's 5 year land supply.*
*2. The attached timescales assume – submission of a Full planning application in December 2017, approval in December 2018 (on completion of s.106 Agreement), June 2019 start, approx. 9 months to first legal completion and then delivery at 1 unit per week (x 2 as both ourselves and Persimmon Homes involved).*
*3. There would be opportunities to speed up delivery, for example if the s.106 Agreement could be completed quicker.*
*4. We are waiting for a Screening Opinion from ABC (expected this week), we will then appoint a full consultant team and look to engage in pre-app meetings with ABC through which we would look to see if we can improve on the delivery rates set out above (which, as always, are estimates that could be impacted on the housing market).*

Regards,

David

**David Bradley | Senior Planning Manager |Taylor Wimpey South East**
**Address: Weald Court, 103 Tonbridge Road, Hildenborough, Kent, TN11 9HL**
**t: 01732 836000 | e: david.bradley1@taylorwimpey.com**
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**Think before you print!**

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**From:** Andrew Gambrill [mailto:Andrew.Gambrill@ashford.gov.uk]
**Sent:** 02 May 2017 09:59
**To:** David Bradley - TW South East
**Subject:** Park Farm South East Build Rate

Dear David,

Please find attached a letter from my colleague Helen Garnett regarding the anticipated build rate of the development at Park Farm South East. If you could please reply to the letter by the 23rd May that would be greatly appreciated.

Kind regards,

Andy Gambrill
Graduate Policy Planner
Ashford Borough Council

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(14)

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**Helen Garnett by email** helen.garnett@ashford.gov.uk

**Planning and Development**
**Ashford Borough Council**
**Civic Centre**
**Tannery Lane**
**Ashford**
**Kent**
**TN23 1PL**

6th June 2017

Dear Helen

**Land off Church Road Smeeth (S38)**

In response to your recent letter, I would advise as follows regarding the development of the above mentioned site.

1. There are no known barriers to the commencement and delivery of this site that would restrict its ability to be delivered in the next five years.
2. We are currently in the process of undertaking the studies to underpin a planning application for this site and it is intended to submit a planning application later this year.
3. On the basis that planning permission is obtained by the middle of 2018, I would expect a commencement on site by the end of the last quarter 2019.
4. Based on commencement by the last quarter of 2019 I would expect first completions by third quarter 2020.
5. As a development of approximately 30 houses the site is likely to come forward in a single phase, at a rate of approximately 20 units per year.
6. Based on the commencement dated outlined above I would expect development to take 18 months completing by end of second quarter 2021.

I trust that these comments are of assistance.

Yours sincerely

**Steve Davies BA (Hons) Dip UP MRTPI**
For and on behalf of
Hobbs Parker Property Consultants LLP
**e:** steve.davies@hobbsparker.co.uk



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# View Comment

## Comment Information

**Document Section**
> Main Changes to Local Plan 2030 > APPENDIX 5 HOUSING TRAJECTORY (MC84) > Content

**Comment ID**
MCLP/996

**Respondent**
LRM Planning Limited (Owen Jones)

**Response Date**
04 Sep 2017

**Uploaded By**
Ashford Borough Council (Helen Garnett)

**Current Status**
Accepted

To be "Sound" a Plan should be Positively Prepared, Justified, Effective and Consistent with National Policy

**Do you consider that this 'Main Change' is sound?**
No

**If you consider the 'Main Change' is unsound, on which grounds do you consider it so (see guidance)?**
Not Effective

**Please set out your representation here, relating to "soundness". If applicable, what changes do you propose to make the document "sound"?**

To help the independent Planning Inspector manage the examination, we ask that representations are concise and, where they are necessarily detailed, that you provide a concise summary setting out your main points.

**Comment**

M84 Appendix 5 Housing Trajectory

8.1 For Allocation S3, the housing trajectory has changed in MC84.

8.2 In the pre-submission local plan it had been assumed that first completions would be achieved in 2019/2020. Whilst this was achievable, it would have required the Council to deal expeditiously with a planning application in order to allow development to commence in 2018/2019. Whilst a planning application is being prepared presently, securing the necessary detailed permissions to ensure that there is an implementable consent within this time frame will be challenging.

8.3 In the new housing trajectory, first completions now expected in 2020/21. Whilst this still requires the Council to deal expeditiously with a planning application it is a more realistic timescale and this is change is supported by Hallam. Of course, this housing trajectory does not prevent the site being delivered sooner, it simply represents the assumptions made for housing provision over plan period, and it may well be that this site is able to achieve completions sooner which would be beneficial.

8.4 We note that a modest increase has been assumed in the delivery rate to 110 dwellings per annum at the peak of the site's output, which reflects comments made previously.

8.5 Other comments regarding the housing trajectory set out in our earlier response remain.

**Attachments**

170830 Ashford Local Plan Main Changes Hamstreet.pdf (232 KB)

170830 Ashford Local Plan Main Changes Court Lodge.pdf (260 KB)

160830 Simon Coles.pdf (380 KB)

**Do you consider it necessary to participate at the oral part of the examination?**

No

**Does your representation relate to a new or a previously-submitted omission site?**

Not Applicable

**If you have previously commented on the Local Plan, as a result of this 'Main Change' do you wish to withdraw, replace or add to any previous comments?**

Not Applicable – this is a new representation

**Do you consider that this 'Main Change' is Legally Compliant in accordance with the relevant regulations?**

Don't know

**Submission Method**

Web

**Assigned Officer**

=unassigned=

**Officer's Summary**

**Status of Representation**
2) Validated

**Officer Response**

**Officer's Proposed Change**

**Standard Representation**
No

**Liasion with objector**

**Sign off on proposed change**

DEAN LEWIS
ESTATES LIMITED

Mr Simon Cole
Planning Policy Manager
Ashford Borough Council
Civic Centre
Tannery Lane,
Ashford,
Kent
TN23 1PL

21st December 2017

Dear Mr Cole,

**Submission Local Plan 2030 - Policy S48 – Land Rear of Holiday Inn Hotel (MC91) and Policy S49 – Land North of Tutt Hill, Westwell (MC92)**

Following the resolution of the Full Council to submit the 'New Local Plan 2030' as a sound plan to the Secretary of State for Examination in Public, I thought it helpful to set out the current status of the above-mentioned sites and advise the council of the timescales for their delivery.

Dean Lewis Estates Limited is a professional Strategic Land Promoter and we have a contractual agreement with Oakover Nurseries Limited to secure planning consent and to dispose of both sites for residential development as expeditiously as possible.

I shall deal with each site in turn.

***Policy S49 – Land North of Tutt Hill, Westwell (MC92)***

We are currently carrying out the necessary pre-application due diligence work that will enable us to submit a planning application for residential development of the site to Ashford Borough Council by June of 2018.

We would expect to be in receipt of an outline planning consent by the end of 2018.

The site will be marketed immediately upon a receipt of outline planning permission being granted.

DEAN LEWIS
ESTATES LIMITED

With regard to both sites we have recently carried an informal market testing exercise with the house building industry in face to face meetings. We have engaged with a broad range of house builders from national house builders to more local and regional builders. The feedback from that marketing exercise is that this site is attractive to the widest audience and we fully expect to dispose of the site within six to nine months of gaining outline planning permission.

Given the size of the site and its attractive location to the house builder market, we would expect build rates to be around 50 dwellings per annum including affordable housing. On this basis, build out of the site would be complete within around two years.

Taking into consideration the timescales for securing outline planning permission together with the marketing period (allowing for reserved matter approval of up to one year) the site would easily be delivered within the first five years of the plan period post its adoption.

***Policy S48 – Land Rear of Holiday Inn Hotel (MC91)***

Presently, Oakover Nurseries operate their tree growing nursery business from this site. A relocation site for the replacement office, operational buildings and distribution facility has been secured on freehold basis on a nearby site in Ashford Borough.

The relocation of the business will take place having to secured the disposal of the land North of Tutt Hill, Westwell (MC92). Therefore, we consider a realistic timescale for this to occur will be during the second half of 2020.

This will enable a full planning permission to be secured for the relocation site and the condition sign off to be achieved to enable implementation of the consent and the business relocation.

Within the same timescales will also prepare and submit to Ashford Borough Council a planning application for residential development of this site. We would therefore expect that this would occur as early as possible in 2019.

The informal marketing exercise that I refer to above also included this site. It is fair to say that the site is equally well regarded by prospective purchasers.

For this reason, we would envisage similar timescales in terms of the disposal period.

We are also working with the adjacent landowner whose land also forms part for this prospective allocation and therefore we have allowed a greater period of time to dispose of the site.

DEAN LEWIS

ESTATES LIMITED

Taking the timescales for securing outline planning permission together with the marketing period (allowing for reserved matter approval of up to one year) we would anticipate a disposal occurring in mi to end of 2019 which would mean that, following the approval of reserved matters, the development of the site would commence in 2020.

Again, based on realistic build rates and allowing for any impediments arising in respect of the relocation of Oakover Nurseries, we consider that development could commence in 2020 and complete in around three and to four years.

This would mean that the delivery of the majority of the site would be highly likely to occur within the first five years of the plan period post its adoption.

***Overview***

For the purposes of the forthcoming Local Plan Examination in Public these sites can be regarded as being genuinely deliverable. They available now, they offer a suitable location for development now, and particularly given our market feedback specifically in respect of both sites they can be regarded as achievable with a realistic prospect that housing will be delivered on the site within five years. They are no known impediments in respect of viability on either site.

I would be most grateful if you would ensure that this information which relates to the Submission Plan evidence base, is provided to the Examination Inspector at an appropriate juncture.

Yours sincerely

**Tim Dean MA. MRTPI**

**Director**

**Office**
**Mobile:**

Dated :
03/11/2017

## CHILMINGTON GREEN PHASE 1 - HOUSING OCCUPATION TRAJECTORY

| Developer: | Total Occs pa | 2018 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| Hodson Occupations (BCJ & K) | 0 | | | | | | | | | | | | |
| Hodson Occupations (D&H) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP Q& R) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP M & L) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP I) | 0 | | | | | | | | | | | | |
| Pentland Occupations | 0 | | | | | | | | | | | | |
| Jarvis Occupations | 0 | | | | | | | | | | | | |
| Hodson Occupations (Extra Care & LP O) | 0 | | | | | | | | | | | | |
| **Total Occupations** | **0** | | | | | | | | | | | | |
| Monthly Occupations | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumulative Total Occupations | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Month | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Total Years | 0.83 | | | | | | | | | | | | |

| Developer: | Total Occs pa | 2019 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| Hodson Occupations (BCJ & K) | 65 | | 5 | 5 | 5 | 5 | 5 | 6 | 6 | 7 | 7 | 7 | 7 |
| Hodson Occupations (D&H) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP Q & R) | 78 | | | 5 | 5 | 7 | 7 | 7 | 7 | 10 | 10 | 10 | 10 |
| BDW Occupations (LP M & L) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP I) | 0 | | | | | | | | | | | | |
| Pentland Occupations | 50 | | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Jarvis Occupations | 44 | | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Hodson Occupations (Extra Care & LP O) | 12 | | | | | | | | | | 4 | 4 | 4 |
| **Total Occupations** | **249** | | | | | | | | | | | | |
| Monthly Occupations | | 0 | 9 | 19 | 19 | 21 | 21 | 22 | 22 | 26 | 30 | 30 | 30 |
| Cumulative Total Occupations | | 0 | 9 | 28 | 47 | 68 | 89 | 111 | 133 | 159 | 189 | 219 | 249 |
| Month | | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| Total Years | 1.83 | | | | | | | | | | | | |

| Developer: | Total Occs pa | 2020 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| Hodson Occupations (BCJ & K) | 175 | 7 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 16 | 17 |
| Hodson Occupations (D&H) | 32 | | | | | | | | | | 8 | 8 | 8 |
| BDW Occupations (LP Q& R) | 95 | 10 | 10 | 10 | 10 | 13 | 13 | 13 | 16 | | | | |
| BDW Occupations (LP M & L) | 45 | | | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| BDW Occupations (LP I) | 0 | | | | | | | | | | | | |
| Pentland Occupations | 60 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Jarvis Occupations | 48 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Hodson Occupations (Extra Care & LP O) | 59 | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 10 | 10 | 10 | 0 | |
| **Total Occupations** | **514** | | | | | | | | | | | | |
| Monthly Occupations | | 30 | 38 | 38 | 43 | 46 | 46 | 47 | 55 | 47 | 47 | 38 | 39 |
| Cumulative Total Occupations | | 279 | 317 | 355 | 398 | 444 | 490 | 537 | 592 | 639 | 686 | 724 | 763 |
| Month | | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 |
| Total Years | 2.83 | | | | | | | | | | | | |

| Developer: | Total Occs pa | 2021 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| Hodson Occupations (BCJ & K) | 106 | 17 | 17 | 17 | 17 | 17 | 17 | 4 | | | | | |
| Hodson Occupations (D&H) | 119 | 9 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| BDW Occupations (LP Q& R) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP M & L) | 78 | 5 | 5 | 5 | 5 | 5 | 5 | 8 | 8 | 8 | 8 | 8 | 8 |
| BDW Occupations (LP I) | 56 | | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 8 | 8 |
| Pentland Occupations | 60 | 5 | 5 | 5 | 5 | | | 5 | 5 | 5 | 5 | 5 | 5 |
| Jarvis Occupations | 7 | 4 | 3 | | | | | | | | | | |
| Hodson Occupations (Extra Care & LP O) | 0 | | | | | | | | | | | | |
| **Total Occupations** | **426** | | | | | | | | | | | | |
| Monthly Occupations | | 40 | 40 | 42 | 42 | 42 | 42 | 32 | 28 | 28 | 28 | 31 | 31 |
| Cumulative Total Occupations | | 803 | 843 | 885 | 927 | 969 | 1011 | 1043 | 1071 | 1099 | 1127 | 1158 | 1189 |
| Month | | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 |
| Total Years | 3.83 | | | | | | | | | | | | |

| Developer: | Total Occs pa | 2022 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
| Hodson Occupations (BCJ & K) | 0 | | | | | | | | | | | | |
| Hodson Occupations (D&H) | 70 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | | | | | |
| BDW Occupations (LP Q& R) | 0 | | | | | | | | | | | | |
| BDW Occupations (LP M & L) | 40 | 8 | 8 | 8 | 8 | 8 | | | | | | | |
| BDW Occupations (LP I) | 108 | 8 | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 10 | 10 | 11 | 11 |
| Pentland Occupations | 60 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Jarvis Occupations | 0 | | | | | | | | | | | | |
| Hodson Occupations (Extra Care & LP O) | 34 | | | | | 5 | 5 | 5 | 5 | 5 | 5 | 4 | |
| **Total Occupations** | **312** | | | | | | | | | | | | |
| Monthly Occupations | | 31 | 31 | 31 | 31 | 36 | 28 | 29 | 19 | 20 | 20 | 20 | 16 |
| Cumulative Total Occupations | | 1220 | 1251 | 1282 | 1313 | 1349 | 1377 | 1406 | 1425 | 1445 | 1465 | 1485 | 1501 |
| Month | | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 |
| Total Years | 4.83 | | | | | | | | | | | | |

| OCCUPATIONS SUMMARY | |
|---|---|
| | Total Occs |
| **2018** | |
| Hodson | 0 |
| BDW | 0 |
| Pentland | 0 |
| Jarvis | 0 |
| | **0** |
| **2019** | |
| Hodson | 77 |
| BDW | 78 |
| Pentland | 50 |
| Jarvis | 44 |
| | **249** |
| **2020** | |
| Hodson | 266 |
| BDW | 140 |
| Pentland | 60 |
| Jarvis | 48 |
| | **514** |
| **2021** | |
| Hodson | 225 |
| BDW | 134 |
| Pentland | 60 |
| Jarvis | 7 |
| | **426** |
| **2022** | |
| Hodson | 104 |
| BDW | 148 |
| Pentland | 60 |
| Jarvis | 0 |
| | **312** |
| **Total** | **1,501** |

| **Phase 1 Total** | 0 |
|---|---|
| Hodson | 672 |
| BDW | 500 |
| Pentland | 230 |
| Jarvis | 99 |
| | **1,501** |

**APPENDIX 3 – Developer start and build out information - list of sites & developers**

| Site | Details | Document number |
|---|---|---|
| Former Powergen site Plots 1&2 Neighbour (341) | Email correspondence from Neighbour 30/05/2017 | 1 |
| Victoria Way East (216) | Email correspondence with U&I 30/05/2017 | 2 |
| TENT1A - Tenterden Southern Extension Phase A (85) | Email correspondence with Dandara 02/05/2017 | 3 |
| TENT1A - Tenterden Southern Extension Phase A | Confirmed by Paul Gibson by phone 23/05/2017 for Taylor Wimpey | 4 |
| Sites S4 and S5 (Kingsnorth) | Email correspondence with Ian Bull Consultancy 05/05/2017 on behalf of Pentland and Jarvis Homes | 5 |
| Kennard Way (S9) | Email correspondence with DHA Planning 17/05/2017 | 6 |
| Eureka Park (S20) | Confirmation by letter 18/05/2017 from Quadrant Estates | 7 |
| Finberry (Crest Nicholson) | Confirmation by email 12/12/2017 | 8 |
| Repton Park (Taylor Wimpey) | Email correspondence with Taylor Wimpey 30/05/2017 | 9 |
| Repton Park parcels 8, 10, 18-23 | Email correspondence with Persimmon 30/05/2017 | 10 |
| Waterbrook (S16) | Email correspondence with DHA Planning 11/05/2017 | 11 |
| Rolvenden (ROLV1) | Email correspondence with Taylor Wimpey 11/05/2017 | 12 |
| Park Farm South East (S14) | Email correspondence with Taylor Wimpey 03/05/2017 | 13 |
| Land at Church Road, Smeeth (S38) | Confirmation by letter 06/06/2017 | 14 |
| Court Lodge (S3) | Regulation 19 Main Changes consultation response by LRM Planning | 15 |
| Land Rear of Holiday Inn Hotel (S48) and Land North of Tutt Hill, Westwell (S49) | Letter correspondence from Dean Lewis Estates Limited 21/12/17 | 16 |
| Chilmington Green Phase 1 | Housing Occupation Trajectory 03/11/2017 | 17 |