Development update

ASHFORD BOROUGH COUNCIL

ASHFORD

Issue 34 // November 2020



Latest planning and development news

Welcome to this latest edition of the Ashford Development Update.

This newsletter will provide you with the latest position on Development Plan documents and how they are progressing. It also includes details of major planning applications that have been received and/or permitted since the last update, which was published in November 2019.

Impacts of COVID-19

Please be aware due to new government guidelines concerning COVID-19 some of our administrative processes within the Planning department have now changed. This is to process items in a timely manner whilst our teams work remotely. For full guidance on the changes please visit our Coronavirus service disruption pages **(https://www.ashford.gov.uk/coronavirus-service-disruption/)**

Virtual Planning Committee

The council is following recent government guidance and new national regulations which allows important decisions to continue to be taken at virtual meetings during the current coronavirus crisis. Public consultations on planning applications will continue to take place in the usual way.

The public can follow the virtual meetings **(https://ashford.moderngov.co.uk/ieListMeetings.aspx?CommitteeId=139)** which is also available on the homepage of our website – **(www.ashford.gov.uk).**

Update on Local Plan documents



Local Plan 2030

The Ashford Local Plan 2030 sets out the strategic priorities for development in the borough. It contains a number of sites across the borough that are to accommodate new homes and jobs up to 2030, as well as planning policies and guidance to ensure local development is built in accordance with the principles of sustainable development. This plan is used, alongside others in the development plan, to determine all types of planning applications including new houses and extensions.

The Ashford Local Plan 2030 was adopted in February 2019 and now forms the main statutory development plan for the borough. The Local Plan 2030, alongside the background documents, can be viewed here:

https://www.ashford.gov.uk/planning-and-development/planning-policy/adopted-development-plan-documents/adopted-local-plan-to-2030/

As of October 2020, the development plan comprises the Ashford Local Plan 2030 (adopted February 2019), the Chilmington Green AAP (2013), the Wye Neighbourhood Plan (2016), the Pluckley Neighbourhood Plan (2017), The Rolvenden Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016) as well as the Kent Minerals and Waste Early Partial Review (2020).

Gypsy and Traveller Local Plan

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

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

An Options consultation for the Local Plan was held in early 2020. This consultation asked for comments on specific options for how the pitch need should be determined and delivered and included details on the site selection assessment process.

The next stage of the plan production will include draft policies and site allocations and is expected to be available for public consultation in early 2021.

Fibre to Premises Supplementary Planning Document

To support existing Local Plan policy EMP6 (Fibre to the Premises (FTTP)) a supplementary planning document (SPD) was produced and adopted by Full Council in October 2020. This SPD provides further guidance for applicants on specific details on the requirements of the policy to provide fibre broadband infrastructure for new houses and some employment premises. The SPD now forms part of the development plan.

The FTTP SPD is available to view at:

https://www.ashford.gov.uk/FTTP-SPD



Neighbourhood Plans

Aldington and Bonnington Neighbourhood Plan

Aldington and Bonnington parishes were designated a neighbourhood area in December 2019. The Parish Council are in early stages of plan preparation.

Any updates on the Aldington and Bonnington Neighbourhood Plan can be found here: https://www.ashford.gov.uk/aldington-and-bonnington-neighbourhood-plan/

Bethersden Neighbourhood Plan

In July 2020, Bethersden Parish Council undertook a new Housing Needs Survey, following comments from the Examiner in December 2019. Following this survey, it was agreed to terminate the examination in light of an important change to the evidence base. In October 2020, the Neighbourhood Plan was terminated.

More information can be found here: www.ashford.gov.uk/bethersden-neighbourhood-plan/

Boughton Aluph and Eastwell Neighbourhood Plan

Boughton Aluph and Eastwell Parish Council held a six-week consultation on their Regulation 16 submitted version of their Neighbourhood Plan.

For more information and to view the draft plan visit: https://www.ashford.gov.uk/boughton-aluph-and-eastwell-neighbourhood-plan/

Charing Neighbourhood Plan

Charing Parish Council have prepared their draft neighbourhood plan, which went out for a six-week Regulation 14 consultation in January 2020.

Further updates on the Charing Neighbourhood Plan can be found here: https://www.ashford.gov.uk/charing-neighbourhood-plan

Egerton Neighbourhood Plan

Egerton Parish Council have prepared their draft neighbourhood plan which went out for a six-week Regulation 14 consultation in September 2020.

Further updates on the Egerton Neighbourhood Plan can be found here: www.ashford.gov.uk/egerton-neighbourhood-plan



Pluckley Neighbourhood Plan

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

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

Rolvenden Neighbourhood Plan

Rolvenden's Neighbourhood Plan was adopted in December 2019. The Adopted Neighbourhood Plan can be viewed at:
https://www.ashford.gov.uk/rolvenden-neighbourhood-plan

Smarden Neighbourhood Plan

Smarden parish was designated a neighbourhood area in October 2019.

Any updates on the Smarden Neighbourhood Plan can be found here:
www.ashford.gov.uk/smarden-neighbourhood-plan

Tenterden Town Neighbourhood Plan

Tenterden was designated a neighbourhood area in March 2019.

Any updates on the Tenterden Neighbourhood Plan can be found here:
www.ashford.gov.uk/tenterden-neighbourhood-plan

Wye Neighbourhood Plan

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

The Adopted Neighbourhood Plan can be viewed at:
www.ashford.gov.uk/wye-neighbourhood-plan

Please follow the Planning Policy webpages for any updates to Neighbourhood Plans
www.ashford.gov.uk/planning-policy



Brief update on Major Town Centre projects

Since November 2019, a number of flagship town centre development sites have been completed. Development is also moving forward at several other sites, with proposed completions in 2020-2021.



The Coachworks



Victoria Way



Hampton by Hilton Hotel

Ashford Designer Outlet

The expansion of Ashford Designer Outlet **(14/01402/AS)** opened in November 2019. This has brought 50 premium brands, a new food piazza, as well as a dedicated events space and a redesigned interactive children's play area to the outlet. The new 725 space car park has also opened.

The Coachworks

The Coachworks **(18/01369/AS)** located in the old Ashford Youth Theatre on Station Road, fully opened in December 2019. The Coachworks is an exciting urban design scheme in the heart of Ashford town centre which features street food and drink stalls sourced from local suppliers, workspaces to hire and an event space where people can come and enjoy a great day or night out, inside and outside. For more information visit **https://coach-works.co.uk/**.

Victoria Way

In 2016 and 2017, applications were approved for development at the eastern end of Victoria Road. The regeneration includes 216 new homes which are nearing completion, a 140 bed hotel due to be complete in early 2021, an ALDI supermarket which is complete as well as Chapel Down's Curious Brewery. At ground floor level on the southern side of Victoria Road flexible office / retail floorspace is complete and available for occupation.

The development of the former Powergen site **(15/01671/AS)** will see Victoria Point being the first block to be completed in September/October 2020. Victoria Point development stands across the road from Aldi and Curious Brewery next to the approved Hampton by Hilton hotel. The hotel **(16/01164/AS)** was initially due to open in December, but construction stopped during the Covid-19 lockdown.

More information on Victoria Way can be found on: **http://victoriawayashford.com**

The Riverside park residential development near Victoria Park is near to being completed **(17/00018/AS)**. The Riverside Park features 246 apartments ranging from one to three-bedroom flats and 26 four-bedroom town houses.

For more information please visit: **https://www.quinn-estates.com/property/riverside-park/**



Riverside Park



Vicarage Lane

Vicarage Lane project update

Ashford Borough Council has appointed specialist developer, Milligan, to help deliver the ambitious Vicarage Lane town centre redevelopment project. The new team also includes MICA (architect) and AECOM (project manager).

The scheme, which includes the former Mecca bingo hall in the Lower High Street, is a proposed mixed use development, aiming to deliver quality homes, cultural and performance space, food and drink outlets and workspace to complement the market town's history and heritage.

For more information please visit: **https://www.ashford.gov.uk/news/latest-news/vicarage-lane-project-update/**

Note: Where there is an application reference – you can search this to find the detailed plans for the scheme here: https://planning.ashford.gov.uk/



Large planning applications

This section contains a list of some of the major planning applications that have been received or decided since the last Development Update in November 2019, together with a brief summary of the proposal.

If you wish to view more details of any of these applications, please go to the 'View Applications Online' page on the planning section of the ABC website and enter the relevant application number.



1 to 11 New Rents



Swanton House in Elwick Road

Town Centre Sites

20/00947/AS - 1 to 11 New Rents, Ashford, TN23 1LE

A detailed application was submitted in July for the development of a 92-bedroom hotel with associated car parking and bar/restaurant together with the provision of ten apartments within a four-storey building following the demolition of existing buildings.

20/00711/AS - Swanton House, Elwick Road, Ashford, Kent, TN23 1NN

In June 2020, an application was submitted to demolition Swanton House in Elwick Road which has sat derelict for years and replace it with 34 apartments across two blocks with associated access, parking and landscaping. The site is located near the Commercial Quarter at Dover Place.

Town Centre Sites

19/01597/AS – Former Home Plus, Beaver Road, Ashford, Kent, TN23 7RR

The HomePlus furniture shop in Beaver Road will be demolished to make way for 216 residential units comprising 207 apartments and nine townhouses and commercial floor space comprising three commercial units for a flexible range of uses and roof top restaurant, with associated access and landscaping. The planning application is due to go to planning committee.



Former Home Plus, Beaver Road

17/01118/AS - Prince Albert, 109 New Street, Ashford, Kent, TN24 8TP

The erection of a five-storey apartment building containing fourteen 2 bed units and 84m2 of commercial space at ground flood level is still under construction.

17/01357/AS - Trafalgar House, Elwick Road, Ashford, Kent

The construction of a six-storey development comprising ground floor retail/restaurant and 14 one bedroom flats above with roof terraces was completed late last year.

08/00396/AS – The Panorama Flats (formerly Charter House) Park Street, Ashford, Kent, TN24 2QE

Works are underway for the construction of two new buildings providing 110 flats next to The Panorama building in Ashford, 65 homes in the east wing and 44 in the west wing. Work on the west wing is due to be completed this autumn, while the larger block is expected to be completed by early 2021.

Ashford Borough Council has just bought the new flats worth more than £18m. The investment represents the largest ever handover of general needs accommodation to be managed on one site by the council.

For more information please visit: **https://www.ashford.gov.uk/news/latest-news/ashford-borough-council-set-to-acquire-the-new-quarter/**

17/01511/AS - Godinton House, Godinton Road, Ashford, Kent

17/01511/AS - Godinton House, Godinton Road, Ashford, Kent

The redevelopment of the former Club Q snooker club and Fabric Warehouse in Godinton Road into 29 apartments is under construction.

Ashford Urban Area Sites

20/01306/AS - Application for McDonalds on Chart Rd has been received

An application has been submitted for a 136 seat McDonalds restaurant and drive-thru on Chart Road, near the Tank Roundabout.

20/00408/AS - Land Parcel 38 Former Rowcroft and Templer Barracks site, Templer Way, Ashford, Kent

An application for 39 dwellings (comprising three two bedroom houses, 14 three bedroom houses, two four bedroom houses, four one bedroom flats and 16 two bedroom flats) with associated parking, landscaping and infrastructure including a new sub-station has been submitted to the council.

20/00591/AS, 20/00943/AS & 19/01160/AS - Waterbrook Park, Waterbrook Avenue, Sevington, Kent

Several reserved matters application have been received for the pursuant to outline planning permission 18/00098/AS to consider layout, scale, appearance, access and landscaping in relation to the erection of a new fast-food restaurant and drive-through including associated access, signage, parking, landscaping and associated works. The site forms strategic allocation policy S16.

19/01476/AS - Newtown Railway Works, Newtown Road, Ashford, Kent, TN24 0PN

In April 2020, Ashford Borough Council's planning committee granted planning approval for Newtown Works. Newtown Works is an ambitious £250m film studio-led regeneration of a derelict railway works in Ashford, Kent. The project will put the borough on the map as a key UK hub for the creative industries and support the creation of 2,000 jobs in town. The project is scheduled to start soon.

For more information follow the link below: **https://www.quinn-estates.com/newtown-works-the-uks-largest-new-build-tv-and-film-studio-outside-london/**

19/01701/AS - Land east of Ham Street By-Pass and south west of, Brockmans Lane, Kingsnorth

An outline application was approved for the erection of a residential development of up to 100 dwellings with all matters reserved except for the main access point off Brockmans Lane into the site.

The site forms strategic allocation policy S45 of the Local Plan 2030.

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

Development 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 is under construction. The site forms strategic allocation policy S17 of the Local Plan 2030.



Newtown Railway Works, Newtown Road



Land between Hinxhill Road and Hythe Road

Conningbrook Lakes and Kennington developments

Conningbrook Lakes will develop over several phases. The site first had full planning permission (12/01245/AS) in 2014 for the erection of 300 dwellings and is near to being completed.

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

In August 2020 an outline application for the change of use of land from agricultural to residential and erection of 25 dwellings with associated access was approved. The site forms part of the strategic allocation policy S2 of the Local Plan 2030.

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

Pending Legal Agreement for a hybrid application, comprising an outline application for the erection of up to 437 dwellings with formal and informal open space. Along with a full application for 288 proposed dwellings with the creation of a serviced plot for a future KCC primary school, a new bowls centre and mixed uses for retail and fitness space, among others. The site forms a major part of the strategic allocation policy S2 of the Local Plan 2030.



Conningbrook Lakes and Kennington

Cheeseman's Green (Finberry)

The Cheeseman's Green (Finberry) development site was granted outline planning permission in 2005 (subsequently renewed in 2012) for approximately 1,100 residential dwellings together with commercial and office floorspace, a primary school, sports and community facilities, play areas and green space. Crest Nicholson the developer has indicated that the site is due for completion by mid-2025.

To date there have been just over 500 occupations with the first 4 phases being largely compete (Stour Meadows, Green Oaks, Captains Wood and the Village Centre). Bilham Farm is the latest phase of the Finberry development and includes 43 two, three and four bedroom houses and apartments.

The Finberry Primary School has also been completed and is open and planning permission (19/01232/AS) has recently been granted (subject to S106) for a foodstore, retail units, a public house and an additional 63 apartments.



Cheeseman's Green (Finberry)

Ashford Urban Area Sites

South of Ashford Garden Community

The South of Ashford Garden Community (SAGC) is made up of three developments, Chilmington Green (75 homes of 5,750 built to date) and two proposed sites: Court Lodge (950 homes) and Kingsnorth Green (550 homes). Last year the sites was named as one of 19 Garden Communities by the government and received a £3m fund to help with the progress of the development. Both Court Lodge and Kingsnorth Green are allocated in the Adopted Ashford Local Plan 2030.

Construction at Chilmington is underway, while both Court Lodge and Kingsnorth Green are currently being reviewed and due to be considered by the planning committee in the coming months.

Chilmington

Development at the council's largest strategic site for 5,750 units and 19,000 sq. m of mixed uses continues at pace. With several reserved matters applications received and approved in 2019-2020, work is underway on several land parcels with both Hodson Developments and Barratt Homes on site. Chilmington's first residents moved in autumn 2019.

Chilmington Green Primary School in the District Centre is under construction and very early discussions are taking place on bringing the secondary school forward.

18/00911/AS – Parcel A, E and F (part)
In December 2018, details of reserved matters were approved for the erection of 153 dwellings.

18/01310/AS – Parcel Q
In December 2018, reserved matters were approved for the development of 22 dwellings.

18/00207/AS – Parcel P
In July 2019 reserved matters were approved for the development of parcel P, comprising 99 dwellings.

19/00475/AS – Parcel Q
In July 2019, reserved matters were approved for the development of an additional 64 residential dwellings within parcel Q.

19/01032/AS – Parcel R
In May 2020, a reserved matters application was approved for the development of 82 residential dwellings, associated roads, parking landscaping and open space.

Please use the links below for an update on developments at Chilmington **https://www.ashford.gov.uk/planning-and-development/major-developments/south-of-ashford-garden-community/chilmington-green/.**

Court Lodge & Kingsnorth Green

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

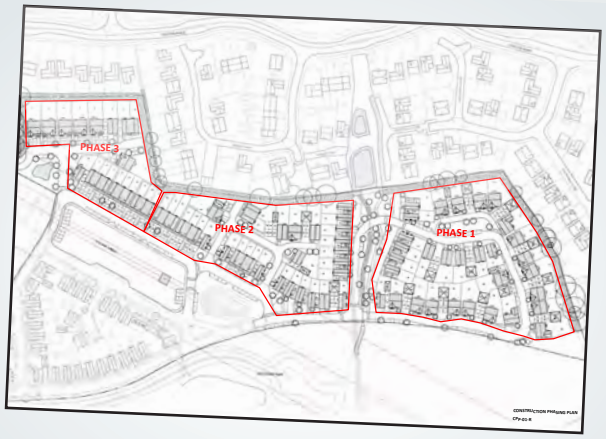
In December 2018, an outline application was received for the erection of up to 1,000 residential dwellings, a local centre comprising retail uses, flexible office space and community facilities including a primary school and a combined community hall. This forms part of the Ashford Local Plan policy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

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

An application for outline planning permission was received for the erection of up to 550 dwellings. These areas were allocated for development in Ashford Local Plan policies S4 and S5.



Chilmington



Chilmington, Parcel R

Rural Area Sites

20/00652/AS - Land south west of Goldwell Court, Goldwell Lane, Aldington, Kent

An application was received for the erection of 11 dwelling houses comprising a terrace of two-bedroom cottages, two pairs of three-bedroom houses and three detached four-bedroom houses together with access, parking, surface water attenuation pond and associated landscaping (including provision of open space) and agricultural field access. This comes forward from the Ashford Local Plan 2030 allocation S52.

20/00184/AS - High Tree Lodge, Buck Street, Challock, Ashford, TN25 4AT

An application for the erection of 24 dwellings with associated access, parking and landscaping, following demolition of existing dwelling and outbuildings was received.

17/00258/AS - Land rear of Rose Cottage Farm, North Street, Biddenden, Kent

Construction has begun on site for the erection of 45 dwellings, of which 35% are affordable, and the erection of an office building. This development comes forward from the Ashford Local Plan 2030 allocation policy S27.

18/00576/AS & 16/00045/AS - Land between Smarden Charter Hall and Weathercock, Pluckley Road, Smarden, Kent

The construction of 50 residential units with all matters reserved is near to be completed and due to house its first occupants at the end of this year. This comes forward from the Ashford Local Plan 2030 allocation S37.



Land rear of Rose Cottage Farm, North Street

Transport Projects

M20 Junction 10a

Following the opening of the improvement works for the M20 junction 10a scheme, remedial works have been carried out throughout the project. This includes replacing damaged kerbs and signs, adjusting manhole cover levels and refreshing white lines.

The creation of junction 10a will reduce congestion and long delays in the future by creating additional capacity for vehicle movements to South Ashford.

For more information from Highways England please follow the link for further information, please follow the link: **https://highwaysengland.co.uk/projects/m20-junction-10a/.**

Brexit: Sevington & Waterbrook

A new website has been created which explains the government's plans for delivering inland border facilities to provide customs and transit checks required in the event of a 'no-deal' Brexit. Her Majesty's Revenue and Customs and the Department for Transport are engaging with all relevant stakeholders to explain the need for inland border facilities at these locations.

Two sites in Ashford have been identified as potential Inland Border Facilities at Sevington and Waterbrook. The Sevington site (MOJO), opposite Orbital Park, has been the subject of a government Special Development Order (SDO). Waterbrook is only expected to be required in the event that the Sevington site is not complete by 1st January 2021.

Further details of the proposals for new Inland Border Facilities can be viewed here **(https://inlandborderfacilities.uk/)** where feedback can be provided. Updates regarding the progress of the schemes will be posted on the website.

Appeals

19/00709/AS - East Stour Park

The developer of the proposed East Stour Park development at junction of Romney Marsh Road and north of Norman Road has appealed the decision by Ashford Borough Council to refuse the application.

The proposals are for development of 212 flatted units, in six blocks, new vehicular and pedestrian access, internal estate road, footpaths and car parking, earthworks, creation of a new section of active floodplain and floodplain compensation for the development, sustainable drainage systems, open space and hard and soft landscaping.



East Stour Park

17/00567/AS, 19/01327/AS and 19/01330/AS – Former Wye College Buildings, Former College land at Olantigh Road (Wye 3) and former ADAS offices, Wye

Application proposals include conversion of former Wye college buildings (with some associated restoration and demolition) to create 40 dwellings and community space, 40 dwellings in Olantigh Road, and demolition of ADAS offices with redevelopment of the site for 20 dwellings.

All three applications are currently at appeal and are being dealt with by way of combined Inquiry, to be held (virtually) in January 2021.

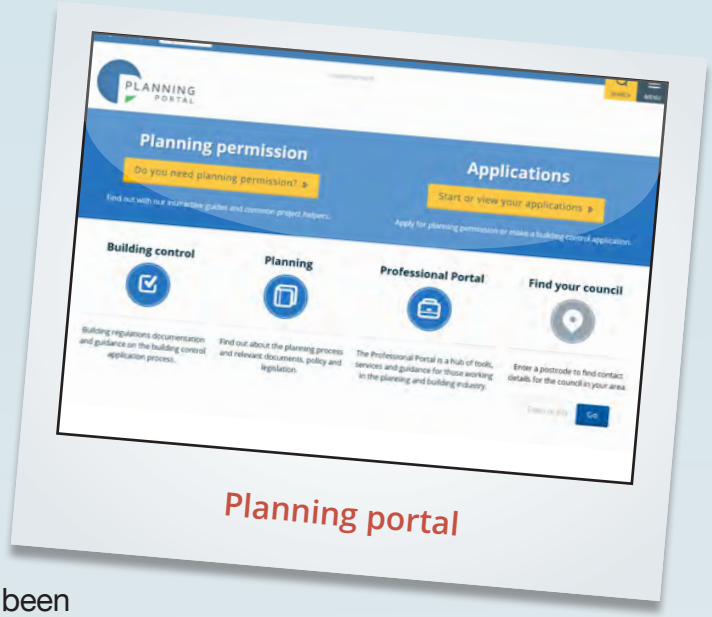
Appeal Ref APP/E2205/W/20/3259450 (lead case).

Glossary and Abbreviations

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

KCC: Kent County Council

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



Planning portal

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 Agreements (S106): Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, to ensure that certain extra works related to a development are undertaken. Often these agreements include a requirement for the developer to provide, or make a financial contribution towards, additional services or infrastructure necessitated by the development.

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

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