# APPENDIX 1 – LINKS TO EVIDENCE AND MANAGEMENT PLANS

**AECOM – Growth & Infrastructure Framework for Kent:**
https://www.kent.gov.uk/__data/assets/pdf_file/0012/50124/Growth-and-Infrastructure-Framework-GIF.pdf

**Network Rail Kent Route Utilisation Strategy:**

http://www.networkrail.co.uk/browse%20documents/rus%20documents/route%20utilisation%20strategies/kent/kent%20rus.pdf

**Network Rail Strategic Business Plan**:

http://www.networkrail.co.uk/browse%20documents/strategicbusinessplan/cp5/supporting%20documents/our%20activity%20and%20expenditure%20plans/route%20plans/kent%20and%20high%20speed%20one%20route%20plan.pdf

**UK power networks business plan:** http://www.ukpowernetworks.co.uk/internet/en/about-us/business-plan/

**UK power networks – Long Term development strategy:**

http://www.ukpowernetworks.co.uk/internet/en/about-us/regulatory-information/long-term-development-statement.html

**UK power networks regional development plan**

https://library.ukpowernetworks.co.uk/library/en/RIIO/Asset_Management_Documents/Regional_Development_Plans/SPN/SPN_RDP_Canterbury_Sellindge.pdf

**Southern Gas Networks business plan & long term development statement 2014**:

https://www.sgn.co.uk/Publications/RIIO/

https://www.sgn.co.uk/uploadedFiles/Marketing/Pages/Publications/Docs-Long-Term-Development-Statements/SGN-LTDS-Statement-2014.pdf

**Sothern Water resource Management Plan:**

https://www.southernwater.co.uk/water-resources-plan

**South East Water:**

http://www.southeastwater.co.uk/about-us/our-plans/water-resources-management-plan

**Kent County Council strategies:**

**Education** http://www.kent.gov.uk/education-and-children/schools/education-provision/education-provision-plan

**Early help (including youth)**
http://www.kent.gov.uk/__data/assets/pdf_file/0004/55408/Early-Help-and-Preventative-Services-Strategy-and-Three-Year-Plan.pdf

**Early Years** http://www.kent.gov.uk/about-the-council/strategies-and-policies/education-skills-and-employment-policies/early-years-and-childcare-strategy-2016-2019

**Social Care: accommodation strategy** http://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/accommodation-strategy-for-adult-social-care

**Education, Skills and Employment** http://www.kent.gov.uk/about-the-council/strategies-and-policies/education-skills-and-employment-policies/14-24-learning-employment-and-skills-strategy

**Kent Environment Strategy** http://www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent/environmental-policies/kent-environment-strategy

**Waste Disposal Strategy** http://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/kent-waste-disposal-strategy

**Broadband** http://www.kent.gov.uk/leisure-and-community/broadband/making-kent-quicker

**Minerals and Waste:**http://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-local-plan/minerals-and-waste-local-plan

**Local Transport Plan**:

http://www.kent.gov.uk/__data/assets/pdf_file/0008/5939/local-transport-plan.pdf

http://www.kent.gov.uk/__data/assets/pdf_file/0017/6092/growth-without-gridlock.pdf

**Rights of Way Improvement Plan:**

https://shareweb.kent.gov.uk/Documents/environment-and-planning/public-rights-of-way/countryside-access-improvement-plan.pdf

**Health and wellbeing:** https://www.kent.gov.uk/__data/assets/pdf_file/0014/12407/Joint-Health-and-Wellbeing-Strategy.pdf

**Fire and Rescue medium term financial plan and infrastructure programme:**

http://www.kent.fire-uk.org/about-us/plans-policies-and-performance/

**South eastern Ambulance Annual Report**

http://www.secamb.nhs.uk/about_us/document_library.aspx

**Kent Police Plan 2012/ 2015:**

http://www.kent.police.uk/about_us/attachments/policing_plan_2012.pdf

**NHS Ashford Health Commissioning Plan:** http://www.ashfordccg.nhs.uk/about-us/our-plans-reports-and-strategies/

**Clinical Commissioning Group: Kent and Medway Sustainability and Transformation plan** https://www.medwaycommunityhealthcare.nhs.uk/about-us/kent-and-medway-sustainability-and-transformation-plan-(stp)/

**Ashford Corporate Plan:** http://www.ashford.gov.uk/the-five-year-corporate-plan-for-aspiration-action-and-achievement-2015-2020

**Ashford indoor facilities and outdoor sports strategy (draft, consultation version):** https://haveyoursay.ashford.gov.uk/consult.ti/culture/consultationHome

**Ashford open space strategy (draft, consultation version):**

https://haveyoursay.ashford.gov.uk/consult.ti/culture/consultationHome

**Ashford Art Strategy:** file:///C:/Users/dcarter/Downloads/draft-cultural-strategy.pdf

**Ashford Green Corridor Strategy:**

https://haveyoursay.ashford.gov.uk/consult.ti/culture/consultationHome

**Ashford Playing Pitch Strategy:**

https://haveyoursay.ashford.gov.uk/consult.ti/culture/consultationHome

**Ashford Cycling strategy:** http://www.ashford.gov.uk/local-plan-2030-evidence-base

# APPENDIX 2 – EXAMPLES OF LETTERS TO STAKEHOLDERS AND PROVIDERS

## October 2014 – Initial Correspondence sent to providers

Ashford Borough Council is in the process of reviewing its Local Plan (formerly the Core Strategy), and as part of this the Council is preparing an Infrastructure Plan.

The purpose of the infrastructure planning work is for us to understand existing and future deficits in infrastructure, and to identity what infrastructure will be required to support the development proposed in the Local Plan and how the infrastructure will be delivered. The key outcome of the work is to ensure that the proposed development in the Local Plan can be supported by the necessary infrastructure at the appropriate time. The work will also inform decisions regarding potential funding through developments, either from S106 agreements or through the Community Infrastructure Levy.

We wish to engage with infrastructure providers throughout the process of developing the Local Plan, and the purpose of this correspondence is to establish initial contact with the appropriate people within your organisation, and to request baseline information and an initial assessment of the potential infrastructure requirements from the development being proposed in the Local Plan.

I have attached a paper setting out our current position with regard to population growth and housing requirements expected to be provided for in the Local Plan, and an explanation of our work plan over the coming months, and where we hope you can feed in.

I have also attached a list of questions/information requirements that I hope you will be able to assist with. I understand that you may not be able to provide all of this information at this time, and that most of the detail will have to be developed as we have a better idea of all the development sites being proposed. We are hoping we can use any information you are able to provide at this stage regarding existing capacity and deficit in informing our decisions regarding potential locations of new development.

If you feel it would be beneficial to hold a meeting to discuss these issues, we would be more than happy to do so or please feel free to give me a call to discuss any issues.

I would appreciate if you could confirm that you are the correct contact within your organisation, and if you will be able to provide an initial response by the end of October 2014. If you are not the correct contact please advise who this should be directed to.

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan (October 2014)**

## Understanding the baseline position

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.
2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.
3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

## Details of potential future deficits as a result of proposed development

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan result in any future deficits in demand for services?
5. What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

    a. location of the infrastructure (this may be within or outside of the Borough)
    b. timescale for requirements of infrastructure
    c. cost of infrastructure
    d. actual or potential sources of funding
    e. whether the project is already committed to be delivered in existing delivery programmes
    f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land
6. Would a further increase in planned housing growth of approximately 10% (additional 1500 homes) result in additional deficits and infrastructure requirements than those outlined in answer to the previous questions?

**Summary of housing development proposed in Local Plan (October 2014)**

Population growth is expected to be in the region of 25,000 over the period 2011-2030 with the population of the Borough increasing to approximately 142,500 by 2030.

Housing to be planned for will be a minimum of 14,345 dwellings over this period (755 per year).

Location of housing development

A significant amount of this development is already committed through existing allocations from the Council's current Local Plans and planning permissions. The following table sets out this position. A breakdown of sites and their expected delivery timescale can be provided if that would be helpful at this stage.

| | |
|---|---|
| **Housing Objectively Assessed Need (2011-2030)** | **14345** |
| Completions (2011-14) | 1054 |
| **Net requirement 2014 - 2030** | **13291** |
| (yearly requirement) | (830) |
| Town Centre Supply | 1130 |
| Urban Area Supply | 3541 |
| Chilmington Green Supply | 3000 |
| Rural Area Supply | 910 |
| Small sites | 141 |
| Future windfall assumption | 1000 |
| **Total deliverable supply figure** | **9722** |
| **Residual** | **3569** |

We are currently carrying out a Strategic Housing and Employment Land Availability Assessment to identify further sites that will make up the remaining development requirements. We are hoping to have a shortlist of sites towards the end of the year, which we will be able to share with you.

The remaining housing requirement of 3569 is expected to be made up of sites from across the villages, town centre and existing urban area, but with the majority being provided in locations on the edge of Ashford urban area.

**Expected timetable for Local Plan and required input from infrastructure providers**

Oct – Nov 14: Internal work regarding potential development sites, informed by initial input from infrastructure providers regarding existing capacity and/or deficit in service provision and early indication of infrastructure requirements.

Dec – Feb 15: Liaison with service providers with proposed development requirements and site selection to establish infrastructure requirements, costs and existing funding sources.

Mar – May 15: Preparation and finalisation of draft Infrastructure Plan, to be informed by further liaison with infrastructure providers where necessary.

July –Aug 15: Consultation on draft Local Plan, CIL preliminary draft charging schedule and draft Infrastructure Plan.

# Planning & Development

Ask For: Daniel Carter
Email: daniel.carter@ashford.gov.uk
Direct Line: (01233) 330238

ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford, Kent
TN23 1PL
(01233) 331111
www.ashford.gov.uk
Twitter: @ashfordcouncil

Tuesday 10 November 2015

Dear Mr Austin,

**Ashford Borough Council Local Plan to 2030**

***(****Please treat the contents of this letter confidentially at this stage)*

Ashford Borough Council is currently in the process of reviewing its Local Plan (formerly the Core Strategy) which will run to 2030. Please visit http://www.ashford.gov.uk/local-plan-to-2030 for more details.

As part of this the Council is preparing an Infrastructure Delivery Plan which will need to show how development will be supported up to 2030 and what the likely costs of providing these services might be. It is expected that around 14,000 new homes will be needed during this time, of which around 10,000 are already in the planning pipeline and therefore already form part of your plans. This leaves around 4,000 new dwellings to be allocated on new development sites within the Local Plan 2030, to come forward between 2016 and 2029.

In terms of the broad distribution of this new development, it is likely to be focused principally around the edge of the Ashford urban area with some smaller scale allocations in the rural settlements. We can provide you with further details if you wish.

As a key service provider, we would very much like your input and would appreciate your help in answering the questions attached. **Please could you return your responses to us by Friday 8th January 2016.**

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If you wish to discuss this further, please feel free to contact me on my direct line or email as above or alternatively if you would prefer a meeting, then we can happily accommodate one. Please provide possible dates to the contact details above.

Alternatively if I am unavailable please contact my colleague Danielle Dunn on 01233 330328 or email: danielle.dunn@ashford.gov.uk

Many thanks for your time and I look forward to hearing from you.

Yours sincerely,



**Daniel Carter**
Principal Policy Planner
daniel.carter@ashford.gov.uk

best company
'one to watch'
2012

Ashford
best placed in Britain

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

## Understanding the baseline position

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

## Details of potential future deficits as a result of proposed development

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan result in any future deficits in demand for services?

5. What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

    a. location of the infrastructure (this may be within or outside of the Borough)
    b. timescale for requirements of infrastructure
    c. cost of infrastructure
    d. actual or potential sources of funding
    e. whether the project is already committed to be delivered in existing delivery programmes
    f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land

6. Would a further increase in planned housing growth of approximately 10% (additional 1500 homes) result in additional deficits and infrastructure requirements than those outlined in answer to the previous questions?

# Planning & Development

Ask For: Ashley Taylor
Email: Ashley.taylor@ashford.gov.uk
Direct Line: (01233) 330213

ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford, Kent
TN23 1PL
(01233) 331111
www.ashford.gov.uk
Twitter: @ashfordcouncil

Date: 8th February 2017

Dear Sir/Madam

**Ashford Borough Council Local Plan to 2030 – Infrastructure Delivery Plan**

***(****Please treat the contents of this letter confidentially at this stage)*

Ashford Borough Council consulted on a draft Local Plan in Summer 2016. This was accompanied by an Infrastructure Delivery Plan which shows what infrastructure and services are needed to support development and what the likely costs of providing the services might be.

In order to address consultation responses received and new evidence regarding housing need, we will be making amendments to the draft Local Plan, and are updating the Infrastructure Delivery Plan.

We wrote to you originally in December 2014, however received no response. As a key service provider, we would very much like your input and would appreciate you answering the questions attached to inform an updated Infrastructure Delivery Plan.

**Please could you return your responses to us by 10th March 2017.**

If you wish to discuss this further, please feel free to contact me on my direct line or email as above. If you consider a meeting would be beneficial, then we can happily accommodate one.

Yours faithfully

**Mrs Ashley Taylor**
Principal Policy Planner

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best company 'one to watch' 2012

ASHFORD

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

## Understanding the baseline position

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

## Details of potential future deficits as a result of proposed development

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan (see attached note) result in any future deficits in demand for services?

5. What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

    a. location of the infrastructure (this may be within or outside of the Borough)
    b. timescale for requirements of infrastructure
    c. cost of infrastructure
    d. actual or potential sources of funding
    e. whether the project is already committed to be delivered in existing delivery programmes
    f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land.

**Summary of Local Plan housing requirements**

**Revised Local Plan housing requirements – TOTALS**

| | Reg 19 version (June 2016) | Proposed Revision |
|---|---|---|
| **Overall housing requirement (2011-2030)** | 14,680 | 15,930 |
| **Residual housing requirement** | 12,199 (2016-2030) | 12,750 (2017-2030) |
| | | |
| **Provision at Ashford Town** | 10,125 | Approx 11,000 |
| **Provision in rest of Borough (Tenterden, and villages)** | 1,030 | Approx 1,600 |
| **Provision through windfalls** | 1,000 | 900 |

It is expected that around 12,750 new homes will be needed between 2017 and 2030, of which around 7,500 are already in the planning pipeline and therefore should already form part of your plans. This leaves around 5,250 new dwellings to be allocated on new development sites within the Local Plan 2030.

The broad distribution of this new development is likely to be focused principally around the edge of the Ashford urban area with some smaller scale allocations in the rural settlements.

If you require further information regarding specific locations and timescales for development, we can provide further details.

*Notes re housing figures:*

1. *The figures set out do not represent a formal agreed position of the Council, but are provided as a potential option to assist with testing infrastructure capacity, and should be used only for that purpose.*

2. *The sum of the provision figures will be higher than the requirement, as provision is likely to be made for a buffer in allocations, to ensure that the requirement can be delivered, in the case of non-implementation.*

3. *The proposed revised housing requirement is based upon the 2014 based Sub national population projections, plus an increase in out-migration from London which is expected to happen, resulting in the following population growth:*

| | Population 2011 | Population 2031 | Change in population | % change |
|---|---|---|---|---|
| **Ashford** | 118,405 | 148,537 | 30,132 | 25.4% |

*Source: Ashford Strategic Housing Market Assessment Update 2017.*

# APPENDIX 3 – CORRESPONDENCE FROM DUTY BODIES

CANTERBURY CITY COUNCIL

**Adjoining Districts**


Date: 15 December 2015
Ask for: **Karen Britton**
Direct dial: 01227 **862196**
E-mail: karen.britton@canterbury.gov.uk


Mr S Cole
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL

Dear Simon

**Duty to Cooperate**

Thank you for your letter of 18 November 2015 asking for comments back on various issues. I respond as follows:

1. Do you have any comments on the potential impacts for your district/service from the potential development numbers being proposed in Ashford?

   A. Briefly, key issues may include traffic impact especially on the A28; HS1 (rail); flood issues, in particular the Stour Valley; retail; green infrastructure; recreation/tourism; also potential work on gypsies and travellers.

2. What evidence do you currently have or are planning to produce, which will deal with potential cross-boundary impacts on infrastructure and services? If this evidence is still to be produced, when do you expect it to be available?

   A. Retail Study currently being prepared in relation to Wincheap/Local Plan allocation –expecting draft report early January 2016.

   Traffic impact work currently being undertaken by Amey for KCC to feed into current Local Plan Examination – expected February 2016.

3. Is there existing capacity or deficit in demand for services/infrastructure that would be impacted upon by this approach?

   -


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4. Has your authority/service identified any particular governance procedures for dealing with the Duty to Cooperate that you wish us to follow?

   A. Existing East Kent DTC meetings and MOU.

5. Do you wish to be involved in discussions on emerging individual site policies? If so, please inform us of how you wish this process to be undertaken (i.e. face to face meeting/ email correspondence?)

   A. Yes, email or regular East Kent DTC meetings or face-to-face, as appropriate.

Yours sincerely
Karen Britton
Planning Policy Manager

# Highways (HA) – Highways England 16.12.15

Wed 16/12/2015 13:56

Sue Fairhurst

RE: Consultation - Ashford Borough Council Local Plan to 2030 - Duty to Co-operate

To 'David.Bowie@highwaysengland.co.uk'

Hi David,

Many thanks for your email, we can confirm that we have updated our records accordingly.

Please see below details of an event that is planned for January, which you may find of interest.

If a representative from Highways England would like to attend, please can you let me know accordingly.

Many thanks,

Sue

**East Kent Local Authorities - The Duty to Co-operate**

As part of the preparation of their respective Local Plans, the local authorities in East Kent – **Ashford, Canterbury, Dover, Shepway and Thanet** – have agreed a Memorandum of Understanding which commits us to jointly work on the "Duty" . As part of that process we meet regularly to share information, up-date each other and discuss matters of common interest.

As part of our agreed Memorandum, there is an undertaking that periodically we will jointly engage with the other "Duty" bodies + plus a wider group of local authorities – this will enable us to up-date these bodies about Local Plan progress and sub-regional issues, but it would also be the opportunity for those bodies to up-date the group of local authorities, on any issues that may have sub-regional implications

This session is planned for **Tuesday 19th January** at the Civic Centre in Ashford from 10am – 1pm. I hope that you will be able to attend or nominate a representative.

Please can you confirm your attendance by **Friday 18th December**, to my colleague Sue Fairhurst by email sue.fairhurst@ashford.gov.uk

Regards

**Ian Grundy**
**Principal Policy Planner**
Ashford Borough Council

http://www.ashford.gov.uk/planning-and-building-control

AshfordFor

**From:** Bowie, David [mailto:David.Bowie@highwaysengland.co.uk]
**Sent:** 15 December 2015 18:01
**To:** Carly Pettit; Ian Grundy
**Cc:** Ian Grundy; SE NDD BMT; Cleaver, Elizabeth; Pettyt, Thomas; FERRIS, TONY
**Subject:** Consultation - Ashford Borough Council Local Plan to 2030 - Duty to Co-operate

Dear Carly,

Thank you for your letter dated 18th November 2015 regarding Ashford Borough Council Local Plan to 2030 – Duty to Co-operate. My colleague Elizabeth Cleaver has requested that I review and respond directly.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN), in this case the M20 and the junctions which fall within the boundary of Ashford Borough Council.

Having reviewed the contents of the Duty to Co-operate I confirm we have no comments at this time and await your further consultations on the development of the Ashford Local Plan.

Finally, please note Highways England have relocated to Guildford and we would grateful if you could update your details as follows:

Highways England,
Network Delivery and Development – Area 4
Bridge House,
1 Walnut Tree Close,
Guildford
Surrey
GU1 4LZ.

Any email correspondence can be sent to PlanningSE@highwaysengland.co.uk

I trust this is of assistance

Best regards

David
**David Bowie**
Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363
**Mobile**: + 44 (0) 7788-567-435
Web: www.highwaysengland.co.uk

## Work with KCC regarding Highways and Local Plan

## 1.12.14 Meeting notes ABC – KCC Highways

Local Plan – Highways meeting – 1.12.14

ABC – Simon Cole, Ashley Taylor
KCC – James Hammond, Katie Chantler

Key points and actions

*Court Lodge/Kingsnorth*
Main issue is ability to access site. Potential solution on land outside Council and developer control. Discussion around how to take this forward – would require developer to look to basic design work, KCC to test this. Question about who should acquire the land. Some land is in 'unknown' ownership.
**Actions:**
**JH – to discuss with J.Farmer the process for land acquisition/potential costs**
**JH – to provide formal response to current access proposals for these sites – to demonstrate need for alternative approach**
**SC/AH – Meeting to be arranged for January to discuss issues with the landowners**

*Kennington*
Main issue will be the A28 corridor – traffic survey work required here in order to inform modelling
**Actions:**
**JH – to prepare brief for ABC to agree, for commissioning of survey work to take place in January**

*Eureka*
Main issue is A251 corridor to Junction 9 - traffic survey work required here in order to inform modelling. Need to understand the baseline position – i.e how committed development compares to an alternative being proposed.
**Actions:**
**JH – to prepare brief for ABC to agree (combined with Kennington), for commissioning of survey work to take place in January**
**AH/SC – establish baseline position**

*Strategic modelling*
Envisage modelling using both Strategic Highways Agency model and KCC model to test options – following the outputs of work set out above. Commissioning required in new year.
**Actions: None at present**

*Smaller sites*
To inform final site selection process, require highway comment on shortlist of smaller sites in terms of the principle of ability to gain highways access. Suggest using traffic light rating.
**Actions:**
**AH - send shortlist of sites – attached.**
**JH – to arrange comments be provided over next 6-8 weeks.**

**JH – to finalise comments on potential school expansion proposals to inform meeting on 17th Dec.**

# Draft 18.12.14 KCC Highways Site Analysis

***1.5 Chilham***

DN2: Branch Road is not of sufficient width to accommodate additional traffic associated with a site allocation.

DN12: the site is accessed from Bagham Road, and in order to provide for an appropriate highway access there would need to be a significant amount of vegetation removal. The site could accommodate a maximum of 50 units if a satisfactory highway access can be provided. Visibility splays of 2.4m x 43m would be required.

DN13: the site is accessed from Bagham Road, and in order to provide for an appropriate highway access there would need to be a significant amount of vegetation removal. There is no footway on the southern side of Bagham Road, and so the application would need to provide for an appropriate formal crossing

***1.6. Egerton***

WN2: an access at the mid-point of the site's frontage with New Road might be acceptable, but only if the 30 mph speed limit is accepted. Appropriate footway connections would need to be provided either internal to the site to the north-west corner.

***1.7. Hamstreet***

WS30 – existing parking issues with the school. A large strip of vegetation would have to be removed to demonstrate visibility, and the acceptability of visibility splays cannot be confirmed at this stage. The site would need to provide for a right-turn lane access. A footway would need to be provided along the site frontage, which would require complete removal of roadside vegetation. A scheme would also have to proposed comprehensive traffic calming proposals.

WS38 – (15 to 20 units) – the access area is not sufficiently wide to accommodate an appropriate access, and there are associated gradient issue. This is unacceptable.

WS71 – the access is unacceptable, Bourne Lane is narrow and lacks passing spaces. Access could not be provided via the Redrow Homes site either, as this would be from a private drive which would be unacceptable

***1.8. High Halden***

WC11/74: there are gradient issues associated with providing a safe access. This is considered unacceptable in highway terms.

WC12: the required visibility splays cannot be accommodated, and so the site is unacceptable.

WC54 – this site is unacceptable from a highways perspective, as access cannot be provided from the A28 Ashford Road. The site is 'landlocked' in highway terms

***1.9. Hothfield***

DW6: the lack of roadside frontage, coupled with the fact the road bends away looking south means an acceptable highway access cannot be provided.

DW20: the site could accommodate a small number of dwellings from a highways perspective, but no more than 5. The site would need to provide for a footway to connect the site with Kades Rod.

***1.10. Pluckley***

WC14: the site appears to be able to provide an appropriate access, and visibility splays of 2.4m x 43m would need to be provided.

WC15: the site could not provide an appropriate highway access, as visibility splays of 2.4m x 120m to the south along Smarden Road cannot be achieved.

WC16: appears to have an appropriate highway access to serve up to 50 units.

WC62: cannot provide the required visibility splay of 2.4m x 120m

***1.11. Shadoxhurst***

WS17: it would appear an appropriate access could be provided with Woodchurch Road providing visibility splays of 2.4m x 43m can be achieved. It is likely that the site access arrangement would require vegetation removal

WS18: the site frontage with Bethersden Road cannot allow for an appropriate junction stagger distance and there are associated visibility issues.

WS19 – there are no associated highway issues with this site. Access provided off Farley Close

WS21: the site could provide for a small amount of development (up to 5 units) from the existing access

WS33: the site access cannot be achieved, owing to inadequate visibility splays

WS70: a suitable highway access to provide for the required visibility splay (2.4m x 120m) cannot be provided.

***1.12. Smarden***

WN3: the local highway authority would not support an intensification of vehicle movements along Mill Lane, owing to the narrow carriageway width and lack of footway connections

WN4: if this site is to be allocated then the highway access would need to be served from The Street from a suitable point as close to the Village Hall as possible/practicable.

WN5: the site frontage cannot provide for the required visibility, and a satisfactory highway access cannot be accommodated

WN6: the local highway would not want to see any intensification of the junction of Water Lane and Cage Lane

***1.13. Smeeth***

SS7: an access would require visibility splays of 2.4m x 120m, and so roadside vegetation would need to be cut back
SS8 - no associated highway issues, up to 20 units

SS29 – no highway issues, providing the two points of vehicular access (as shown) are to be provided, via Ramstone Close and Calland

SS54: could only come forward in combination with site SS7.

***1.14. Tenterden***

TSTRW1: the site would need to provide for a footway connection with the TENT1A site adjacent

TSTRW2: the site could not provide for an appropriate highway access. The site is a good distance from local services.

TS7: the site could not be accessed from the narrow lane.

TS4: could potentially work in combination with site TSTRW1, but not in isolation.

***1.15 Wittersham***

IO5: an appropriate access could be provided off 'The Meadows' but this should be limited to 20 units

I06 – no associated highway issues with access provided off Stocks Road. However, a 1.8 metre footway would need to be provided

I07 – could only come forward in combination with site I06 – access arrangements in isolation would be unacceptable

***1.16. Woodchurch***

WS9: a suitable access could not be provided and there is no footway connection to the local centre

WS24: Susan's Hill is a narrow road, and so the local highway authority would not support intensification of use. There are no footway connections to the local centre

WS25/WS26/WS29: a suitable access/accesses could be provided to these parcels

WS27 – the commentary contained within the supporting information to the submission is supported by KCC H&T, i.e. 12 dwellings

WS28: allocated for 10 units in rural sites DPD, and allocation should remain.

WS69 – Bournes Place is a private road, and so access for additional dwellings would be unacceptable.

## 2. URBAN SITES

### *2.1 South Ashford*

NO1: no associated highway issues

NO4: access issues due to width of Torrington Road, which is of very narrow width and the road is well used by existing occupiers

PFN4: if the site is allocated then the access should be from the existing access fronting Britannia Lane. The site could accommodate a maximum of 50 units

U6A / U6b: no highway issues

### *2.2. West Ashford*

VC4: a single points served from Leacon Road would be acceptable. The timing of the site coming forward should reflect the completion of works to the A28 Chart Road

BO1: an acceptable point of access has been formed following the completion of access works to serve John Lewis at Home. The issue is one of timing, owing to the legal agreement in place for a Park and Ride site. This is to be explored through the Local Plan

ST8: unacceptable, as the site is 'landlocked'

U13: is the subject of an allocation. No highway issues

### *2.3. North Willesborough*

NW1: without further information the local highway authority cannot offer definitive comments. The site would need to provide for a right-turn access arrangement across its highway frontage. The timing of M20 J10A is likely to have implications on the timing of the site coming forward, if acceptable.

NW2: a suitable access for up to 15 dwellings could be provided

NW3: the highway access arrangement would need to connect with the Julie Rose Stadium/County Park to be acceptable

U1 & U5: both already subject to an allocation, no highway issues

U14: subject to an allocation, which should remain as currently worded. No issues

### *2.4 South Willesborough*

AG1: the access arrangement would need to provide for a signal controlled junction which will need to tie-in with the Newtown Works site.

# KCC Infrastructure Provision

## Education

### ABC-KCC meeting re education provision in new Local Plan. 29.10.14

ABC: Simon Cole, Ashley Taylor
KCC: Katie Chantler, David Adams, Zoe McCarthy

- In advance of meeting ABC provided KCC with a draft housing trajectory, based upon committed housing development (9776 dwellings) that will come forward. This was a baseline position with the aim of testing education capacity, to assist in informing decision regarding additional housing allocations.
- KCC have tested the trajectory through the IIFM and DA sense check.

Primary school provision

- DA provided information on capacity across the Borough, looking at scenarios that take into account:
    - Existing additional school capacity projects
    - Proposed additional school capacity projects (Finberry and Chilmington)
    - Considering where potential solutions to capacity problems are relatively easy to resolve (Biddenden, Charing&Challock, Hamstreet&Woodchurch, Tenterden)
- Taking all three of these into account, there is a total need for an additional 2FE primary school, to cover a peak in need between 2017 and 2024. The pressure is in Ashford Central, Ashford South and Willesborough (by far the greatest).
- Could deal with the temporary peak by using full potential capacity at Finberry from the beginning, and commissioning temporary Year R places at various schools.
- This may not be a peak when additional housing is added to the trajectory to make up to OAN – so more permanent solutions are likely to need considering.

*Specific school info*

- Chilham – no local solution and at capacity. Potential relationship with Canterbury – Chartham could accommodate some pressure if expanded.
- Viability of Rolvenden potentially an issue – if this closes would have to accommodate at Tenterden.
- Linden Grove school site likely to be redeveloped with housing causing pressure in this area – replacement school re-providing same number of school places.
- Victoria Road could be expanded if site adjacent was acquired.

- ABC set out potential options regarding the additional development to meet OAN

Secondary School Provision

- Subject to Chilmington Green secondary school (8FE) coming on board, there should not be any need to commission additional secondary school places, definitely based upon current trajectory, and potentially based upon full OAN.
- Chilmington up to 6FE is funded by the development. The additional 2FE is unfunded, and would be CIL infrastructure candidate.

Actions

Share rural site shortlist – KCC to comment on feasibility in terms of pressure on education
Share urban site shortlist – once this has been agreed by Members at task group
Develop potential scenarios for a trajectory to meet full OAN. KCC to develop IIFM outputs ahead of meeting on 1st December.

*Other services*
Have been run through IIFM, but outputs only in funding at present. KCC working up capital projects – update to be provided at meeting 1st December.

## General KCC Meetings

### Meeting with KCC – Infrastructure and local plan – 13/11/2013

Present:
Katie Chantler - KCC
Theresa Warford – KCC
Simon Cole - ABC
James Renwick - ABC

- KCC announced that IIFM modelling data now produced at ward level – this also includes the ability to factor the amount of pupils travelling to school in different wards (reviewed every 5 years – although effect in Ashford appears to be neutral)

- KCC still using core strategy trajectory, therefore current modelling will be out of date

- KCC would like a revised trajectory to remodel the IIFM assumptions; ABC highlighted that other than the allocated sites, there is nothing much to offer – ABC have provided an overview of how they think the sites will come forward in the next 5./10 years, based on revised site densities – i.e. should lead to significantly lower assumptions

- ABC highlighted that new local plan will seek to allocate sites with consideration to 'infrastructure stress' – attempting to allocate sites were existing capacity is available, or where investment in enhanced provision would be the most cost effective.

- ABC highlighted that apart from assisting the preparation of the new local plan, looking at infrastructure stress would assist KCC in ensuring the best use of KCC assets.

- KCC see merit in ABC's approach, they will seek with service providers to establish 'heat maps' based on the potential capacity / investment scenarios of schools – and seek to see if other KCC services can do likewise

- ABC proposed that the development of local plan and infrastructure capacity will be an iterative process - the earlier KCC can provide information, the more able ABC will be to incorporate this into the local plan. ABC agreed to treat any information from KCC as indicative.

**Actions:**

- KCC to supply information on KCC infrastructure capacity (current and potential for expansion) – indicative in the first instance (current task)

- ABC to supply updated information on growth forecasts and potential site allocations when available (date t.b.c: early next year)

- KCC to supply more specific costing once ABC identify potential sites (date t.b.c)

**ASHFORD BC and KCC Liaison on Ashford's Local Plan to 2030; Wednesday 4 February 2015**

**ABC Attendees:** Simon Cole, Ashley Taylor
**KCC Attendees:** Abby Raymond, Paul Campion, Katy Jarvis, James Hammond
**Apologies:** Katie Chantler, Richard Alderton, Lois Jarrett, Tom Marchant, David Adams

Local Plan Progress to date

*a. Development scenarios*

AT outlined the development scenarios which ABC have put together to test infrastructure requirements with KCC. 3 scenarios have been developed for housing sites across the Borough, to meet the OAN of 14,345.

- Committed development accounts for approx. 9500
- Windfalls 1000
- Remaining 3500 is split across rural (approx. 500), urban Ashford (300-600), Urban Edge (3500).
- The urban edge sites are the main variants between the scenarios:

  Scenario 1 – Focus to S. Ashford
  Scenario 2 – Focus to N. Ashford
  Scenario 3 – Split between S/N Ashford

*b. Highways*

Progress made with site promotors at Court Lodge/Kingsnorth who are working together to see if a solution can be provided regarding access to the sites.
JH has briefed Amey on further highway work which needs to be commissioned, to test impact on network capacity. This can commence during February. Expect outputs and scenario testing ready for post election.
JH does not expect need to feed into HA's strategic model. SC advised that work being done in relation to J10a could be utilised.
Transport Strategy will be developed alongside Local Plan as a supporting document to demonstrate deliverability.

**Action – JH to commission work with Amey**

*c. Education*

Separate meeting was held early Jan to discuss Education outputs of scenarios. Progress being made.

**Actions:**
**DA - Update required re progress of project note following meeting in early January.**
**ABC to consider options for delivery of schools through the Local Plan, following receipt of note**

*d. Other KCC Services –*

KCC tabled Ashford 5 Year Plan Report which including other services. This outlines projects, costs and potential existing funding sources. Unclear which scenario this is from.
AR advised further work needed on existing funding streams.
Highways projects out of date.

**Actions:**
**KCC to confirm which scenario the report is from, and circulate electronically**
**KCC to look into existing funding in more detail and report back to next meeting (AR to liaise with KC and ZM)**

Local Plan next steps

ABC taking remaining submitted sites to Planning Policy Task Group next week, including larger edge of urban sites. Aim to run through facts with Members, make them aware of the issues. No decisions to be made before election. Officers to continue background work during run up to elections, with aim to go to Members after elections with a potential proposal.

CIL programme update

Running alongside Local Plan programme. PDCS consultation planned for same time as draft Local Plan (towards end of year). Implementation during 2016. Work currently focusing on evidence – infrastructure and viability
ABC will shortly be commissioning consultants to carry out viability study.
PC raised concern re Harman and RICS reports in relation to how land values are dealt with.

**Action – KCC to be consulted as part of stakeholder consultation on viability study**

April 2015 Pooling restrictions

**Action – AT to arrange separate meeting to discuss way forward after 6 April 2015.** Work on future projects and funding to be looked at separately but will need to feed into discussions.

AOB

Ashford Parking Strategy recently completed by PBA recommends there is no need for park and ride, at least before 2030. Raises question over sites currently allocated. KCC currently have option on land at J9.
**Action – ABC to send report to JH to inform internal KCC discussions**

Next meeting
**In diaries for Monday 9th March at 9.30 am.**
**Potential for projects and existing funding streams to be discussed in more detail. KCC to confirm that work needed with service providers to inform this is achievable in advance of this date. Otherwise consider rescheduling.**

# KCC Ashford Delivery Plan

Ashford 5 Year Plan Report (from 2015) generated on 06/02/2015

| Service | Project Name | Description | Status | | Up to 2016 | 2016 | 2017 | 2018 | 2019 | Up to 2019 | 2020-24 | 2025-29 | Beyond 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Adult Social Services | Assistive Technology in Ashford | Telecare provides electronic and other resources to aid independence including falls, flooding or wandering alarms, secure key boxes and lifeline. | - | Cost | £20,000 | £10,000 | £10,000 | £10,000 | £10,000 | £60,000 | £50,000 | £50,000 | £20,000 | £180,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £180,000 |
| | Assistive Technology Requirements for Chilmington Green | Telecare provides electronic and other resources to aid independence including falls, flooding or wandering alarms, secure key boxes and lifeline. | - | Cost | £0 | £26,450 | £0 | £0 | £0 | £26,450 | £0 | £0 | £0 | £26,450 |
| | | | | Funding | £0 | £26,450 | £0 | £0 | £0 | £26,450 | £0 | £0 | £0 | £26,450 |
| | | | | Gap | | | | | | | | | | £0 |
| | Chilmington Green Adult Social Services space in Community Hub | Based on 10 years' rent free space | - | Cost | £0 | £0 | £0 | £272,000 | £0 | £272,000 | £0 | £0 | £0 | £272,000 |
| | | | | Funding | £322 | £0 | £0 | £272,000 | £0 | £272,322 | £0 | £0 | £0 | £272,322 |
| | | | | Gap | | | | | | | | | | -£322 |
| | Chilmington Green Contributions to ensure that community facilities buildings are suitable for use by commissioned service providers to deliver services to additional FSC clients. | On site access to main community building to ensure FSC clients have full access | Chilmington's Community Management Organisation (CMO) to be the landlord of the property and own the asset. KCC services to rent space in the community hub | Cost | £0 | £0 | £0 | £568,565 | £0 | £568,565 | £0 | £0 | £0 | £568,565 |
| | | | | Funding | £0 | £0 | £0 | £568,565 | £0 | £568,565 | £0 | £0 | £0 | £568,565 |
| | | | | Gap | | | | | | | | | | £0 |
| | Enhancing/adapting existing community facilities to enable additional clients to participate in community life and remain active in Ashford | Building community capacity through improving community facilities, primarily in rural areas | Allocation of funding via Grants process | Cost | £40,000 | £20,000 | £20,000 | £20,000 | £20,000 | £120,000 | £100,000 | £100,000 | £40,000 | £360,000 |
| | | | | Funding | £1,848 | £0 | £0 | £0 | £0 | £1,848 | £0 | £0 | £0 | £1,848 |
| | | | | Gap | | | | | | | | | | £358,152 |
| | PFI Excellent Homes for All - Ashford | Extra Care development for older people, people with learning disabilities and mental health | Part of major PFI project involving Ashford, Dartford, Dover, Thanet and Tunbridge Wells. | Cost | £8,939,417 | £0 | £0 | £0 | £0 | £8,939,417 | £0 | £0 | £0 | £8,938,417 |
| | | | | Funding | £8,939,417 | £0 | £0 | £0 | £0 | £8,939,417 | £0 | £0 | £0 | £8,938,417 |
| | | | | Gap | | | | | | | | | | £0 |
| | Wheelchair Accessible Housing in Ashford | Affordable Housing built to wheelchair accessible standards to enable people with physical disabilities live in suitable accommodation. On site build by developer. | Seeking to secure wheelchair housing as part of the Affordable Housing element - each house £30,000 (estimate) | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £0 |
| | | | **Adult Social Services Subtotal** | **Cost** | **£8,999,417** | **£56,450** | **£30,000** | **£870,565** | **£30,000** | **£9,986,432** | **£150,000** | **£150,000** | **£60,000** | **£10,348,432** |
| | | | | **Funding** | **£8,941,587** | **£26,450** | **£0** | **£840,565** | **£0** | **£9,808,802** | **£0** | **£0** | **£0** | **£9,808,802** |
| | | | | **Gap** | | | | | | | | | | **£537,630** |
| Community Infrastructure | Cheesemen's Green on-site Lifelong Learning centre and IT connection/links to Gateway Plus | IT connection between Cheesemen's Green and Ashford Discovery Centre | - | Cost | £0 | £0 | £0 | £30,000 | £0 | £30,000 | £0 | £0 | £0 | £30,000 |
| | | | | Funding | £0 | £0 | £30,000 | £0 | £0 | £30,000 | £0 | £0 | £0 | £30,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | Hadlow College Campus | Regeneration of dilapidated Town Centre location with provision for Further and Higher Education Campus. | Part funded by Skills Funding Agency - £4.5m, LEP bid - £9.5m and ABC - £5m. KCC will require £1m for sale of land | Cost | £0 | £6,250,000 | £6,250,000 | £6,250,000 | £6,250,000 | £25,000,000 | £0 | £0 | £0 | £25,000,000 |
| | | | | Funding | £9,500,000 | £9,500,000 | £0 | £0 | £0 | £19,000,000 | £0 | £0 | £0 | £19,000,000 |
| | | | | Gap | | | | | | | | | | £6,000,000 |
| | Jasmin Vardimon International Dance Academy | Delivery of training, performance and creative technology incubator spaces which will develop the company's existing offer in Ashford and create a flagship centre of creative excellence | £3m capital funding agreed by the Arts Council, along with additional revenue funding over a three year period | Cost | £4,000,000 | £4,000,000 | £0 | £0 | £0 | £8,000,000 | £0 | £0 | £0 | £8,000,000 |
| | | | | Funding | £8,000,000 | £0 | £0 | £0 | £0 | £8,000,000 | £0 | £0 | £0 | £8,000,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | | | **Community Infrastructure Subtotal** | **Cost** | **£4,000,000** | **£10,250,000** | **£6,250,000** | **£6,280,000** | **£6,250,000** | **£33,030,000** | **£0** | **£0** | **£0** | **£33,030,000** |
| | | | | **Funding** | **£17,500,000** | **£9,500,000** | **£30,000** | **£0** | **£0** | **£27,030,000** | **£0** | **£0** | **£0** | **£27,030,000** |
| | | | | **Gap** | | | | | | | | | | **£6,000,000** |
| Community Learning | Ashford Community Learning | Enhancements to existing services | - | Cost | £88,916 | £22,229 | £22,229 | £22,229 | £22,229 | £177,832 | £111,145 | £111,145 | £44,456 | £444,578 |
| | | | | Funding | £2,155 | £0 | £0 | £0 | £0 | £2,155 | £0 | £0 | £0 | £2,155 |
| | | | | Gap | | | | | | | | | | £442,424 |
| | Ashford Gateway Plus Adult Education | Financial support for small classes over 5 years to establish long term provision | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £201,577 | £0 | £0 | £0 | £0 | £201,577 | £0 | £0 | £0 | £201,577 |
| | | | | Gap | | | | | | | | | | -£201,577 |
| | Chilmington Green capital cost to build Community Learning space in Hub | - | - | Cost | £0 | £0 | £0 | £77,225 | £0 | £77,225 | £0 | £0 | £0 | £77,225 |
| | | | | Funding | £0 | £0 | £0 | £77,225 | £0 | £77,225 | £0 | £0 | £0 | £77,225 |
| | | | | Gap | | | | | | | | | | £0 |
| | Community Learning Requirements for Chilmington Green | Subsidy of new adult learning classes on site, including basic skills, literacy, numeracy and IT skills | - | Cost | £0 | £0 | £0 | £0 | £106,500 | £106,500 | £106,500 | £0 | £0 | £213,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £106,500 | £106,500 | £0 | £213,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | | | **Community Learning Subtotal** | **Cost** | **£88,916** | **£22,229** | **£22,229** | **£99,454** | **£128,729** | **£361,557** | **£217,645** | **£111,145** | **£44,456** | **£734,804** |
| | | | | **Funding** | **£203,732** | **£0** | **£0** | **£77,225** | **£0** | **£280,957** | **£106,500** | **£106,500** | **£0** | **£493,957** |
| | | | | **Gap** | | | | | | | | | | **£240,847** |
| Libraries | Ashford Gateway Plus Library Services | Enhancements to existing services and additional stock | - | Cost | £237,891 | £59,473 | £59,473 | £59,473 | £59,473 | £475,783 | £297,364 | £297,364 | £178,419 | £1,248,930 |
| | | | | Funding | £307,290 | £0 | £0 | £0 | £0 | £307,290 | £0 | £0 | £0 | £307,290 |
| | | | | Gap | | | | | | | | | | £941,640 |
| | Chilmington Green capital cost to build Library space in Hub | - | - | Cost | £0 | £0 | £0 | £22,767 | £0 | £22,767 | £0 | £0 | £0 | £22,767 |
| | | | | Funding | £0 | £0 | £0 | £22,767 | £0 | £22,767 | £0 | £0 | £0 | £22,767 |
| | | | | Gap | | | | | | | | | | £0 |
| | Library Requirements for Chilmington Green | Includes contributions towards Stanhope Library, Ashford Gateway Plus and the mobile library service - see Heads of Terms for detail | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £225,000 | £225,000 | £450,000 | £900,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £225,000 | £225,000 | £450,000 | £900,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | Library Services @ Ashford Mobile Library | Enhancements to existing services | - | Cost | £58,639 | £26,601 | £60,701 | £62,805 | £62,805 | £271,551 | £125,610 | £0 | £0 | £397,161 |
| | | | | Funding | £2,270 | £0 | £0 | £0 | £0 | £2,270 | £0 | £0 | £0 | £2,270 |
| | | | | Gap | | | | | | | | | | £394,891 |
| | Library Services @ Bockhanger Library | Enhancements to existing services | - | Cost | £36,391 | £9,098 | £18,101 | £18,101 | £18,101 | £99,791 | £36,201 | £0 | £0 | £135,992 |
| | | | | Funding | £62,961 | £0 | £0 | £0 | £0 | £62,961 | £0 | £0 | £0 | £62,961 |
| | | | | Gap | | | | | | | | | | £73,032 |
| | Library Services @ Charing Library | Enhancements to existing services | - | Cost | £86,042 | £21,510 | £32,198 | £32,198 | £32,198 | £204,145 | £87,587 | £15,328 | £0 | £306,860 |
| | | | | Funding | £7,206 | £0 | £0 | £0 | £0 | £7,206 | £0 | £0 | £0 | £7,206 |
| | | | | Gap | | | | | | | | | | £299,654 |
| | Library Services @ Stanhope Library | Enhancements to existing services | - | Cost | £53,518 | £13,380 | £13,380 | £13,380 | £13,380 | £107,037 | £66,898 | £66,898 | £40,139 | £280,972 |
| | | | | Funding | £7,132 | £0 | £0 | £0 | £0 | £7,132 | £0 | £0 | £0 | £7,132 |

| Service | Project Name | Description | Status | | Up to 2015 | 2016 | 2017 | 2018 | 2019 | Up to 2019 | 2020-24 | 2025-29 | Beyond 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Gap | £273,840 |
| | Library Services @ Tenterden Library | Enhancements to existing services | - | Cost | £11,595 | £2,899 | £2,315 | £2,315 | £2,315 | £21,438 | £10,687 | £8,722 | £3,094 | £44,080 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | | | | | | | | | | Gap | £44,080 |
| | Library Services @ Wye Library | Enhancements to existing services | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | | | | | | | | | | Gap | £0 |
| | | | **Libraries Subtotal** | **Cost** | **£484,076** | **£132,960** | **£106,167** | **£211,038** | **£188,271** | **£1,202,511** | **£849,348** | **£813,312** | **£571,891** | **£3,336,783** |
| | | | | **Funding** | **£366,859** | **£0** | **£0** | **£22,767** | **£0** | **£409,626** | **£225,000** | **£225,000** | **£450,000** | **£1,309,626** |
| | | | | | | | | | | | | | **Gap** | **£2,027,157** |
| Primary Education | Ashford Central New Primary School | New 2FE Primary School | Site needed. Exploring retaining Jemmett Road or Victoria Way - these are currently on the disposal list. Land costs have not been included in project costs. | Cost | £533,400 | £3,066,600 | £2,400,000 | £0 | £0 | £6,000,000 | £0 | £0 | £0 | £6,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | | | | | | | | | | Gap | £6,000,000 |
| | Cheeseman's Green Primary School 1 | New 2FE Primary School | Re-negotiated existing s106 Agreement: same quantum of payments but phased pri payments and no sec payments until 2015. Looking at opening September 2015 off-site and 2016 on site. Remainder of costs will be funded by Basic Need. | Cost | £533,400 | £3,066,600 | £2,400,000 | £0 | £0 | £6,000,000 | £0 | £0 | £0 | £6,000,000 |
| | | | | Funding | £1,813,132 | £450,000 | £3,828,243 | £0 | £0 | £6,091,375 | £0 | £0 | £0 | £6,091,375 |
| | | | | | | | | | | | | | Gap | -£91,375 |
| | Chilmington Green Primary School 1 | New 2FE Primary School plus 26 place (FTE) Early Years provision | S106 heads of terms drafted and shared with ABC and the developers. AAP adopted by ABC in July 2013. Planning decision due autumn 2014 with s106 agreed spring 2015<br>Land not yet in KCC's ownership. To be ready for | Cost | £2,435,000 | £2,008,200 | £100,000 | £1,461,800 | £0 | £6,000,000 | £0 | £0 | £0 | £6,000,000 |
| | | | | Funding | £227,839 | £0 | £2,285,000 | £2,103,200 | £0 | £4,616,039 | £1,461,800 | £0 | £0 | £6,077,839 |
| | | | | | | | | | | | | | Gap | -£77,839 |
| | Chilmington Green Primary School 2 | New 2FE Primary School plus 26 place (FTE) Early Years provision | S106 heads of terms drafted and shared with ABC and the developers. AAP adopted by ABC in July 2013. Planning decision due autumn 2014 with s106 agreed spring 2015<br>Land not yet in KCC's ownership. To be ready for | Cost | £0 | £0 | £0 | £175,000 | £2,260,000 | £2,435,000 | £3,565,000 | £0 | £0 | £6,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £2,150,000 | £3,850,000 | £0 | £6,000,000 |
| | | | | | | | | | | | | | Gap | £0 |
| | Chilmington Green Primary School 3 | New 2FE Primary School plus 26 place (FTE) Early Years provision | S106 heads of terms drafted and shared with ABC and the developers. AAP adopted by ABC in July 2013. Planning decision due autumn 2014 with s106 agreed spring 2015<br>Land not yet in KCC's ownership. To be ready for | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £4,438,200 | £1,561,800 | £6,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £150,000 | £5,850,000 | £6,000,000 |
| | | | | | | | | | | | | | Gap | £0 |
| | Chilmington Green Primary School 4 | New 1FE Primary School with capability to expand to 2FE if required to mitigate the impact of development plus 26 place (FTE) Early Years provision | S106 heads of terms drafted and shared with ABC and the developers. AAP adopted by ABC in July 2013. Planning decision due autumn 2014 with s106 agreed spring 2015<br>Land not yet in KCC's ownership. To be ready for | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £4,500,000 | £4,500,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £4,500,000 | £4,500,000 |
| | | | | | | | | | | | | | Gap | £0 |
| | John Wesley Expansion | Year R Provision | Commission 60 Year R places, 30 places in 2015-16 and a further 30 in 2016-17 | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £241,858 | £0 | £0 | £0 | £0 | £241,858 | £0 | £0 | £0 | £241,858 |
| | | | | | | | | | | | | | Gap | -£241,858 |
| | Repton Manor Expansion | Year R Provision | Commission 60 Year R places, 30 places in 2016-17 and a further 30 in 2017-18 | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £0 | £125,000 | £125,000 | £0 | £0 | £250,000 | £0 | £0 | £0 | £250,000 |
| | | | | | | | | | | | | | Gap | -£250,000 |
| | Unallocated Primary in Ashford | Unallocated Primary in Ashford | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £613,151 | £289,118 | £0 | £0 | £0 | £902,269 | £0 | £0 | £0 | £902,269 |
| | | | | | | | | | | | | | Gap | -£902,269 |
| | Willesborough New Primary School | New 2FE Primary School | Site needed. Opportunities within residential masterplan scheme to be defined. Half FE moving from Brook and increasing to 2FE in total. Cost likely to increase to accommodate for purchase of land. | Cost | £0 | £0 | £98,400 | £295,800 | £2,268,800 | £2,662,800 | £3,337,200 | £0 | £0 | £6,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | | | | | | | | | | Gap | £6,000,000 |
| | | | **Primary Education Subtotal** | **Cost** | **£3,001,800** | **£8,136,400** | **£4,998,400** | **£1,932,800** | **£4,528,800** | **£23,097,800** | **£6,902,200** | **£4,438,200** | **£6,061,800** | **£40,500,000** |
| | | | | **Funding** | **£2,895,980** | **£864,118** | **£6,238,243** | **£2,103,200** | **£0** | **£12,101,541** | **£3,611,800** | **£4,000,000** | **£10,350,000** | **£30,063,341** |
| | | | | | | | | | | | | | **Gap** | **£10,436,659** |
| Secondary Education | Chilmington Green New Secondary School | New 6FE Secondary School to mitigate the impact of the Chilmington Green development. Where there is a desire or policy requirement to deliver iconic design/to exceed BREEAM very good, additional funding may be required | S106 heads of terms drafted and shared with ABC and the developers. AAP adopted by ABC in July 2013. Planning decision due autumn 2014 with s106 agreed spring 2015<br>Land not yet in KCC's ownership. School ready for opening in September 2022 | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £13,530,456 | £0 | £8,969,544 | £22,500,000 |
| | | | | Funding | £3,509,236 | £0 | £0 | £0 | £0 | £3,509,236 | £13,550,000 | £0 | £7,900,010 | £24,959,246 |
| | | | | | | | | | | | | | Gap | -£2,459,246 |
| | Chilmington Green Secondary School Expansion | 2FE expansion to mitigate the impact of other strategic developments in the area - COST NOT CONFIRMED | Cost to be confirmed. Contributions to be received from local developments other than Chilmington. Cheeseman's Green contribution at risk, as Crest have applied to reduce their Secondary contribution | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £5,816,250 | £5,816,250 |
| | | | | Funding | £816,550 | £0 | £778,211 | £1,621,718 | £778,211 | £3,994,689 | £1,621,718 | £0 | £1,049,990 | £6,666,397 |
| | | | | | | | | | | | | | Gap | -£850,147 |
| | Unallocated Secondary in Ashford | Unallocated Secondary in Ashford | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £66,720 | £0 | £0 | £0 | £0 | £66,720 | £0 | £0 | £0 | £66,720 |
| | | | | | | | | | | | | | Gap | -£66,720 |
| | | | **Secondary Education Subtotal** | **Cost** | **£0** | **£0** | **£0** | **£0** | **£0** | **£0** | **£13,530,456** | **£0** | **£14,785,794** | **£28,316,250** |
| | | | | **Funding** | **£4,392,506** | **£0** | **£778,211** | **£1,621,718** | **£778,211** | **£7,570,645** | **£15,171,718** | **£0** | **£8,960,000** | **£31,682,363** |
| | | | | | | | | | | | | | **Gap** | **-£3,366,113** |
| | A2070 Interim Roundabout | - | Under construction (Direct Provision) | Cost | £1,000,000 | £0 | £0 | £0 | £0 | £1,000,000 | £0 | £0 | £0 | £1,000,000 |
| | | | | Funding | £1,000,000 | £0 | £0 | £0 | £0 | £1,000,000 | £0 | £0 | £0 | £1,000,000 |
| | | | | | | | | | | | | | Gap | £0 |

| Service | Project Name | Description | Status | | Up to 2015 | 2016 | 2017 | 2018 | 2019 | Up to 2019 | 2020-24 | 2025-29 | Beyond 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Transport | A2070 Jct Access to Cheeseman's Green/Waterbrook | - | Grampian condition linked to housing numbers delivered. Scheme - high priority for KCC | Cost | £1,400,000 | £350,000 | £350,000 | £350,000 | £350,000 | £2,800,000 | £1,750,000 | £1,750,000 | £700,000 | £7,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £7,000,000 |
| | A28 Chart Road | - | If LEP bid successful, A28 project will be delivered in one phase. If bid unsuccessful, project will be phased, Grampian conditions will apply and contributions will be sought through S106 | Cost | £6,400,000 | £3,200,000 | £3,200,000 | £3,200,000 | £3,200,000 | £19,200,000 | £12,800,000 | £0 | £0 | £32,000,000 |
| | | | | Funding | £6,400,000 | £3,200,000 | £3,200,000 | £3,200,000 | £3,200,000 | £19,200,000 | £12,800,000 | £0 | £0 | £32,000,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | Jacques Faucheux | - | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £0 |
| | M20 Junction 10A – Phase 1 | May combine with Phase 2. Need to confirm figures | Linked to employment. Funding for £19.7m secured subject to major scheme business case. Gap fund to be paid for by Ashford Borough Council and developer contributions. | Cost | £7,692,856 | £2,564,286 | £2,564,286 | £2,564,286 | £2,564,286 | £17,950,000 | £0 | £0 | £0 | £17,950,000 |
| | | | | Funding | £0 | £9,740,000 | £9,740,000 | £9,940,000 | £3,240,000 | £32,660,000 | £3,240,000 | £0 | £0 | £35,900,000 |
| | | | | Gap | | | | | | | | | | -£17,950,000 |
| | M20 Junction 10A – Phase 2 | May combine with Phase 1. Need to confirm figures | Looking to bid to Government Infrastructure Funding Scheme recently announced, though details of which are still to emerge. | Cost | £1,994,444 | £1,994,444 | £1,994,444 | £1,994,444 | £1,994,444 | £9,972,220 | £7,977,780 | £0 | £0 | £17,950,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £17,950,000 |
| | New Street M/S Car Park | - | Interest in siting at Elwick Place. Linked to development of night time economy. Private operator. | Cost | £1,200,000 | £300,000 | £300,000 | £300,000 | £300,000 | £2,400,000 | £1,500,000 | £1,500,000 | £600,000 | £6,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £6,000,000 | £0 | £0 | £6,000,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | Orchard Way | To link Chilmington with Sevington utilising link road in major sites on route and upgrading of existing network. | - | Cost | £3,000,000 | £750,000 | £750,000 | £750,000 | £750,000 | £6,000,000 | £3,750,000 | £3,750,000 | £1,500,000 | £15,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £15,000,000 |
| | Public Transport expansion including up to three Park & Ride sites, such as Waterbrook and The Warren | Park and Ride being considered as part of Local Plan review. | Costs include infrastructure for junctions between sites (SMARTLINK). Funding bid to LTB for £10m scored highly but dependent on review, scheme may not be pursued. | Cost | £4,987,500 | £1,246,875 | £1,246,875 | £1,246,875 | £1,246,875 | £9,975,000 | £6,234,375 | £6,234,375 | £2,493,750 | £24,937,500 |
| | | | | Funding | £0 | £1,500,000 | £1,500,000 | £0 | £0 | £3,000,000 | £0 | £0 | £0 | £3,000,000 |
| | | | | Gap | | | | | | | | | | £21,937,500 |
| | Romney Marsh Road | Public transport improvements/increasing highway capacity | - | Cost | £444,444 | £222,222 | £222,222 | £222,222 | £222,222 | £1,333,332 | £1,111,110 | £1,111,112 | £444,446 | £4,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £4,000,000 |
| | Town Centre Public Realm Phase 2 – Station Rd | - | Completion of Ashford Ring Road Project | Cost | £0 | £0 | £0 | £1,020,833 | £1,020,833 | £2,041,666 | £4,083,334 | £0 | £0 | £8,125,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £8,125,000 |
| | Town Centre Public Realm Phase 3 – Northern Arc | - | Longer term project | Cost | £1,000,000 | £250,000 | £250,000 | £250,000 | £250,000 | £2,000,000 | £1,250,000 | £1,250,000 | £500,000 | £5,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £5,000,000 |
| | Traffic signal optimisation in the town | - | - | Cost | £83,334 | £41,667 | £41,667 | £41,667 | £41,667 | £250,002 | £208,335 | £208,331 | £83,332 | £750,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £750,000 |
| | Victoria Road M/S Car Park | Linked to Commercial Quarter development - interest from private contractors. | - | Cost | £2,400,000 | £600,000 | £600,000 | £600,000 | £600,000 | £4,800,000 | £3,000,000 | £3,000,000 | £1,200,000 | £12,000,000 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £12,000,000 |
| | Victoria Way Public Transport stop | - | New terminus point for public transport journeys. | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £0 |
| | | | **Transport Subtotal** | **Cost** | **£31,602,578** | **£11,519,494** | **£11,519,494** | **£12,540,327** | **£12,540,327** | **£79,722,220** | **£43,084,934** | **£18,803,818** | **£7,521,528** | **£148,712,500** |
| | | | | **Funding** | **£7,400,000** | **£14,440,000** | **£14,440,000** | **£13,140,000** | **£6,440,000** | **£55,860,000** | **£22,040,000** | **£0** | **£0** | **£77,900,000** |
| | | | | **Gap** | | | | | | | | | | **£71,812,500** |
| Youth Services | Ashford Gateway Plus Youth Service | Enhancements to existing services and additional stock | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £53,867 | £0 | £0 | £0 | £0 | £53,867 | £0 | £0 | £0 | £53,867 |
| | | | | Gap | | | | | | | | | | -£53,867 |
| | Ashford North Youth Centre | Expansion of capacity including additional equipment at Ashford North Youth Centre | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £27,985 | £0 | £0 | £0 | £0 | £27,985 | £0 | £0 | £0 | £27,985 |
| | | | | Gap | | | | | | | | | | -£27,985 |
| | Ashford Youth Service | Enhancements to existing services | - | Cost | £45,553 | £22,776 | £22,776 | £22,776 | £22,776 | £136,658 | £113,881 | £113,881 | £45,553 | £408,973 |
| | | | | Funding | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Gap | | | | | | | | | | £408,973 |
| | Chilmington Green capital cost to build Youth Services space in Hub | - | - | Cost | £0 | £0 | £0 | £203,560 | £0 | £203,560 | £0 | £0 | £0 | £203,560 |
| | | | | Funding | £0 | £0 | £0 | £203,560 | £0 | £203,560 | £0 | £0 | £0 | £203,560 |
| | | | | Gap | | | | | | | | | | £0 |
| | Kennington Community Hub | Additional Outreach Youth Workers | - | Cost | £1,053 | £527 | £527 | £527 | £527 | £3,160 | £2,634 | £2,634 | £1,053 | £9,481 |
| | | | | Funding | £9,481 | £0 | £0 | £0 | £0 | £9,481 | £0 | £0 | £0 | £9,481 |
| | | | | Gap | | | | | | | | | | £0 |
| | SKIDSIDE Expansion | Expansion of capacity including equipment and sessions at Skidside | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £26,591 | £0 | £0 | £0 | £0 | £26,591 | £0 | £0 | £0 | £26,591 |
| | | | | Gap | | | | | | | | | | -£26,591 |
| | Tenterden Youth Project | Tenterden Youth Project including the expansion of mobile provision | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| | | | | Funding | £28,595 | £0 | £0 | £0 | £0 | £28,595 | £0 | £0 | £0 | £28,595 |
| | | | | Gap | | | | | | | | | | -£28,595 |
| | Youth Requirements for Chilmington Green | Contributions required to enable flexible delivery of youth services | - | Cost | £0 | £0 | £0 | £0 | £0 | £0 | £119,500 | £119,500 | £0 | £239,000 |
| | | | | Funding | £0 | £0 | £0 | £59,750 | £0 | £59,750 | £179,250 | £0 | £0 | £239,000 |
| | | | | Gap | | | | | | | | | | £0 |
| | | | **Youth Services Subtotal** | **Cost** | **£46,806** | **£23,303** | **£23,303** | **£226,863** | **£23,303** | **£343,378** | **£236,015** | **£236,015** | **£46,806** | **£882,014** |
| | | | | **Funding** | **£146,518** | **£0** | **£0** | **£263,310** | **£0** | **£409,828** | **£179,250** | **£0** | **£0** | **£589,078** |

| Service | Project Name | Description | Status | | Up to 2015 | 2016 | 2017 | 2018 | 2019 | Up to 2019 | 2020-24 | 2025-29 | Beyond 2029 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | Gap | £272,938 |
| | | | | Cost | £48,723,393 | £30,140,836 | £23,029,593 | £22,160,847 | £23,689,230 | £147,743,898 | £66,550,598 | £24,352,490 | £29,191,777 | £268,838,763 |
| | | | TOTAL | Funding | £41,867,182 | £24,830,568 | £21,496,453 | £18,068,786 | £7,218,211 | £113,471,198 | £41,334,268 | £4,331,600 | £19,750,000 | £178,888,998 |
| | | | | | | | | | | | | | Gap | £87,961,796 |

# Natural England

## Response – J Lister 07.12.15



Tue 08/12/2015 09:50

Carly Pettit

FW: 172025 – Ashford Local Plan 2030 – Duty to Cooperate

To Sue Fairhurst; Daniel Carter

**From:** Lister, John (NE) [mailto:John.Lister@naturalengland.org.uk]
**Sent:** 07 December 2015 11:59
**To:** Carly Pettit
**Subject:** 172025 – Ashford Local Plan 2030 – Duty to Cooperate

Dear Carly

Thank you for your recent consultation letter. My brief responses to your 5 questions are as follows:

**Q1** – This question is only relevant to a Local Planning Authority or a service provider

**Q2** – Our primary focus is the natural environment and much of the data you need to start the review of your plan, is accessible through magic.gov.uk.

On the matter landscape you may find the following inks to relevant National Character Areas, helpful:

NE357: NCA Profile: 113. North Kent Plain

NE431:NCA Profile:119: North Downs

NE465: NCA Profile:120 Wealden Greensand

NE450: NCA Profile:121 Low Weald

NCA Profile 122: High Weald (NE508)

NE499: NCA Profile:123 Romney Marshes

In terms of habitats:

Data relating to habitats and biodiversity (including Impact Risk Zones) are available on magic.gov.uk

You may choose to use the later Kent Habitats Data (2012)

The data on IRZs (which provides a basis for screening proposed development sites) can be downloaded by following the relevant link below. When you downloa that package (you can choose either Shapefiles (ArcGIS) or MapInfo Tab file versions of the data) and will get the guidance document explaining how to use this dataset, and a copy of the open gov. licence

https://data.gov.uk/dataset/sssi-impact-risk-zones

One of the areas in which there may need cooperation is the impact of development on N2K sites. You should consider the survey work being undertaken by Rother and Shepway on visitors to the various designated site around Dungeness

When I first read NPPF, I cut and pasted statements that appeared to define sustainable development as it relates to the natural environment. This is rough and ready, and has not been tested and adopted by NE, however it may be helpful to you in developing your objectives and challenges set by NPPF. Some, of course, are irrelevant to Ashford.

| *Environmental Challenges/Aims/Objectives drawn from the NPPF.* | *NPPF Ref* |
|---|---|
| *To address the connections between people and places and the integration of new development into the natural, built and historic environment* | *Para 61* |
| *To protect and enhance public rights of way and access* | *Para 75* |
| *To make an important contribution to the health and well-being of communities through provision of high quality open spaces and opportunities for sport and recreation* | *Para 73* |
| *To contribute towards EU limit values or national objectives for pollutants (air)* | *Para 124* |
| *To conserve and enhance biodiversity - protecting irreplaceable habitats* | *Para118* |
| *To plan for biodiversity at a landscape-scale in the context of local ecological networks and across local authority boundaries and with Nature Improvement Areas* | *Para117* |
| *To minimise impacts on biodiversity and provide net gains in biodiversity where possible, to halt the overall decline in biodiversity, by establishing coherent, resilient ecological networks* | *Para 109* |
| *To maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly Heritage Coasts, and improve public access to and enjoyment of the coast.* | *Para 114* |
| *To recognise the intrinsic character and beauty of the countryside* | *Para 17* |
| *To contribute to renewable or low carbon energy generation, while ensuring that adverse impacts are addressed, including cumulative landscape and visual impacts* | *Para 97* |
| *To enhance the beneficial use of the Green Belt, including outdoor sport and recreation; to enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.* | *Para 81* |
| *To prevent harm to geological conservation interests* | *Para117* |
| *To define Green Infrastructure, a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities* | *Annex* |
| *To provide appropriate protection to ancient woodlands* | *Para 118* |
| *To use areas of poorer quality land in preference to the best and most versatile agricultural land, where significant development of agricultural land is demonstrated to be necessary* | *Para112* |
| *To conserve landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty and their wildlife and cultural heritage* | *Para 115 & 116* |
| *To protect and enhance valued landscapes, geological conservation interests and soils;* | *Para 109* |
| *To seek to provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas and ensure mineral development, does not adversely impact the natural and historic environment, human health or aviation* | *Para 144* |
| *To mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations* | *Para 94 &99* |

**Q3 & 4** – Not immediately relevant to Natural England's role

**Q5** – We look forward to commenting the analysis of your short listed potential development sites in respect of direct and indirect impacts

I hope this is helpful. All the best.

John Lister

Lead Adviser
Sussex & Kent Area Team (Area 14)

Natural England,
International House,
Dover Place, Ashford,
Kent, TN23 1HU.

Mobile - 0790 060 8172

www.gov.uk/natural-england

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Please send all new consultations to consultations@naturalengland.org.uk .

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

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**CCG Correspondence pre 2016**

# Ashford Health and Wellbeing Board

Minutes of a Meeting of the Ashford Health & Wellbeing Board held on the
**22nd January 2014**

**Present:**

Councillor Michael Claughton – Chairman, Cabinet Member ABC;
Navin Kumta – Vice-Chairman, Clinical Lead, Ashford CCG

John Bunnett – Chief Executive ABC
Paula Parker – Families and Social Services Representative
Andrew Scott-Clark – Public Health Representative, KCC
Sheila Davison – Public Health Representative, ABC
Neil Fisher – Head of Strategy and Planning, Chief Executive KCFN
Susan Scamell – Mental Health Commissioner, KCC
Martin Harvey – Patient Participation Representative, Lay Member CCG
Dr Anne Imkampe – Public Health Registrar, KCC
Stephen Bell – Local Children's Trust
Mark Lemon – Policy and Strategic Relationships, KCC
Simon Cole – Planning Policy Manager, ABC
James Renwick – Policy Planner, Community Infrastructure and Levy
Tracy Dighton-Brown – Voluntary Sector Representative
Rory Franklin
Keith Fearon – Member Services and Scrutiny Manager, ABC
Belinda King – Management Assistant, ABC

**Apologies:**

Cllr. Jenny Whittle, KCC
Penny Southern, Social Services Lead, KCC
Marion Gibbon, Public Health, KCC
Simon Perks, Accountable Officer, CCG

## 1 Introduction

1.1 The Chairman welcomed all those present to the meeting.

## 2 Notes of the Meeting of the Board on the 23rd October 2013

2.1 It was agreed that the Minutes were a correct record of the meeting.

## 3 Mental Health Provision – Progress towards Kent Joint Health & Wellbeing Strategy – Outcome 4 Ashford

3.1 The report provided a joint update on progress on the "Kent Joint Health & Wellbeing Strategy – Outcome 4 – Mental Health, people with mental health issues are supported to live well".

3.2 The Chairman referred to a recent Government announcement by the Deputy Prime Minister, Nick Clegg, who had indicated that in terms of mental health appropriate resources would be allocated to it. Furthermore the Deputy Prime Minister had indicated that stigma nor inequalities should exist. Sue Scamell advised that in the region of £4.9m support was provided by the voluntary sector which could be seen as an additional investment above the current amount of funding allocated towards the service.

3.3 Navin Kumta explained that there were different levels of depression and it was important for GP's to ensure that people suffering from depression did not fall through any gaps in the system and that a seamless care service was provided. Neil Fisher explained that in terms of some illnesses there were clear waiting times/measures for which treatment should be made available. However these did not apply to the same degree to mental health issues and indeed some waiting times for assistance were excessive. Neil Fisher further explained that waiting times had reduced and that in terms of Ashford there was a reducing suicide rate, whereas in Canterbury this was increasing.

3.4 Tracy Dighton-Brown asked how the Ashford CCG Working Group integrated with the various organisations and Navin Kumta said it would be appropriate for an update from the CCG to be brought back to this Board.

3.5 Stephen Bell explained that his organisation was responsible for the "Young Healthy Mind" service which provided early intervention services and he said that in Ashford that was provided as a Tier 2 service and that there were no waiting lists for assistance with issues such as self-harming. There was, however a need for common assessment frameworks to be undertaken as there was a slow-down in referrals for onward support beyond his service.

3.6 In terms of the Community Safety Partnership, Sue Scamell advised that there were strategic meetings between the police and the CCG in West Kent which looked at the inter-relationship between the police and the ambulance services. There was also the development of a police triage service and a dedicated telephone number for police officers to use in terms of obtaining crisis support.

3.7 The Chairman referred to the recommendations in the report which asked that an East Kent summit be held for mental health to bring together key leaders and decision makers and he sought the views of the Board as to whether they supported this recommendation. Following discussion the Board agreed that this meeting should have an Ashford focus and be held late March, April period.

3.8 In accordance with Procedure Rule 9, Annie Jeffrey, a member of the public attended and asked a question relating to mental health provision in Ashford and Kent.

3.9 Navin Kumta reiterated the answer he had given to a similar question asked at the previous meeting of the Board on 23 October 2013 but said that work was continuing in GP practices to try and enhance the community services for people suffering with mental health issues.

3.10 Annie Jeffrey explained that she had raised this issue with Damian Green MP and others and the Chairman suggested that in view of comments made by the Deputy Prime Minister she should perhaps write to Nick Clegg MP.

**The Board:**

**Agreed to hold an Ashford based summit for mental health to bring together the key leaders and decision makers from the partner organisations represented on the AHWB Board to:-**

**a) Consider and understand the Joint Strategic Needs Assessment and Assets (JSNA) for Ashford, including those most at risk of developing mental health problems.**

**b) Set the strategic direction for mental health and wellbeing in Ashford and open up new ways for a mental health and wellbeing focus across all services and departments.**

**c) Agree targets group and the actions required so frontline staff can make every contact count.**

# 4 Better Care Fund:- Update

4.1 Included with the Agenda Papers was a draft planning guidance from NHS England which provided a significant amount of detail about the Better Care Fund (BCF).

4.2 Mark Lemon explained that the BCF related to the re-allocation of existing money from different pots and that the Kent Health and Wellbeing Board had to agree the BCF Plan for submission before the 14th February 2014 for initial assurance with final plans being submitted on or before the 4th April deadline to the Department of Health. He explained that the Kent Health and Wellbeing Board meeting date had been moved to the 12th February to allow them to consider the document. In financial terms, for Kent as a whole, £101m of funding already in the system had been earmarked for the fund, with the Ashford CCG proportion being approximately £7.3m. Disabled Facilities Grants were be included within this overall sum for the Ashford CCG and there was a need to ensure it was properly transferred to districts in a timely manner. The BCF Plan was a minimum requirement that National Health England required in terms of what expenditure plans were in place. However, Mark Lemon explained that as Kent was in the Pioneer Programme, the DCLG expected the Pioneer Scheme to go much further.

4.3 Paula Parker said that it was expected that Disabled Facilities Grants would be handed straight to the District Councils without issue or delay. However, in future she indicated that it might be appropriate to examine whether the services provided with the grant could be undertaken differently. Furthermore she indicated that each CCG had within its remit to protect adult social care. Overall the Better Care Fund was a push to ensure that all partner organisations worked together.

4.4 Given the tight timescales Sheila Davison enquired has to how the Ashford HWBB would feed into the final plan and in response Neil Fisher indicated that this would have to be undertaken electronically. He explained that the process was extremely complicated and furthermore the CCG had to submit a five year plan by June 2014.

4.5 John Bunnett commented that it appeared that there was limited scope to incorporate Ashford related initiatives within the Plan but stressed that it was important that these initiatives were picked up following the submission of the BCF.

4.6 Tracy Dighton-Brown explained that there were over 300 voluntary groups in Ashford and that in terms of acute primary care, small areas of consultation had been undertaken. However she hoped that the next year's consultation process would look rather different.

**The Board noted the progress on the Better Care Fund submission.**

# 5 Strategic Commissioning Plan – April 2014 - March 2019

5.1 The Strategic Commissioning Plan – April 2014 – March 2019 produced by the Ashford Clinical Commissioning Group was included within the Agenda Papers for the meeting.

5.2 Neil Fisher explained that the CCG was required to produce a two year operational plan with a five year plan to follow later. There was also a need to contribute to a plan referred to as "Unit of Planning" which was a whole plan covering the East Kent area with major providers. He drew attention to the following three key measures:-

- Improve health generally;
- Reduce inequalities;
- Ensure a parity of esteem (from a mental health point of view).

5.3 He also explained that there was a focus on the 75+ age group with more input from General Practice and to reflect a variety of several other plans. He explained that this draft plan would be brought back to each meeting of the Board and he stressed that it was vital that he had feedback from partners on the various components included within it.

5.4 John Bunnett expressed the hope that there would be a plan solely for Ashford as at the present time the plan did not contain any specific initiatives relating to the Ashford Borough area. Neil Fisher commented that if issues were picked up by the Integrated Commissioning Group they could be incorporated within the plan.

5.5 The Chairman considered that there was a need for guidance to be given to the Borough Council in terms of what the CCG required in terms of the plan to ensure it reflected its wishes. Sheila Davison suggested that it appeared that a number of different themes were not coming together and therefore it would be appropriate for a piece of work to be undertaken to agree how all organisations could work to achieve the desired result.

**The Board received and noted the report.**

# 6 Health and Wellbeing in Planning – Ashford Emerging Local Plan

6.1 Simon Cole explained that his team was currently working on reviewing the Local Plan which had to look to the year 2030. He said that there were several areas related to the Health Agenda which included spatial planning, i.e. where development went, cycling initiatives; infrastructure for health services, and he explained that the National Planning Policy Framework gave guidance how a plan should be formed. Therefore the Borough Council had to work with a range of organisations to decide where mutual benefits lay in terms of planning to ensure each plans were complimentary. He said that another key change was that the funding from Section 106 Agreements would change following the introduction of the Community Infrastructure Levy (CIL) from April 2015 and the Council's ability to ensure strategic infrastructure was provided was likely to be more difficult to achieve.

6.2 Simon Cole then emphasised that the Borough Council needs to know what it considered should be provided could actually be delivered. He then ran through the principle key thoughts set out within his report and said that he was more than happy to talk off line with representatives of the various organisations on those key thoughts.

6.3 Navin Kumta questioned whether the Integrated Commissioning Group needed to have a representative from the Planning Unit at future meetings.

6.4 Tracy Dighton-Brown explained that MIND had produced an excellent booklet showing ways in which Planning Departments could work with local communities in terms of mental health provision.

6.5 Andrew Scott-Clark gave examples of the initiatives the Public Health Service Team at KCC was involved with which included in some areas trying to restrict the number of fast food outlets in the vicinity of schools, reducing traffic speed and providing health impact assessments. Simon Cole emphasised that it was important to justify any policies included within the Local Plan and a justifiable evidence base which could be tested on enquiry.

6.6 The contact details for Simon Cole and James Renwick are shown below:-

simon.cole@ashford.gov.uk,
james.renwick@ashford.gov.uk

**The Board noted the report.**

# 7 Local Children's Trust

7.1 Stephen Bell explained that the Local Children's Trust was a multi-agency service and had been in place for a number of years. He considered it extremely important to support the prevention agenda and he believed that the Trust Board had a valuable contribution to make to the work of the Ashford Health and Wellbeing Board and the priorities for Ashford as a whole. Tabled at the meeting was a diagram which set out the priorities for Ashford Children and Young People covering Early Years (foetal to 5 years); Middle Childhood (6-11 years); Early Adolescence (12-18 years) and Late Adolescence (18-21 years).

7.2 The Chairman explained that the Local Children's Trust Board was a Sub-Committee of the Ashford Health and Wellbeing Board.

7.3 Stephen Bell referred to various initiatives the Trust had been involved in and in particular he drew attention to the work in Ashford to assist parents in terms of how to play with their children. He said that if initiatives were put in place in the early years of the child's development, it helped in later years.

7.4 In terms of the future the Chairman commented that Stephen Bell was welcome to be a member of the Ashford Health and Wellbeing Board and Navin Kumta said he would like to see a report on the work of the Trust Board to be considered at a future meeting.

**The Board noted the report.**

# 8 Report from the Voluntary Sector Representative

8.1 Tracy Dighton-Brown of the Ashford Counselling Service was the representative on the Ashford Health and Wellbeing Board and she explained that CASEKent and the Ashford Volunteer Centre had created a Steering Group to take forward engagements with the Statutory Sector. The aim was for the Voluntary Sector to be able to speak to the Ashford Health and Wellbeing Board with one voice, even though they represented over 300 voluntary groups in Ashford.

8.2 The Local Voluntary Sector intended to highlight 3-4 case studies of organisations working with people in some of these groups and provide examples to illustrate good relationships between the two sectors. It would also outline cases where commissioning had worked well, including bringing in ideas from elsewhere in the county and the rest of the UK. The

report was hoped to be available by mid-March. Martin Harvey explained that there had been a successful event held the previous week which had shown the willingness of the voluntary sector to work with the CCG.

**The Board received and noted the report.**

# 9 Integrated Commissioning Group

9.1 Paula Parker explained that the ICG had last met before Christmas and it had become apparent that work on preparing and submitting the BCF would take urgent precedence over other issues. She considered there was a need to refocus what the ICG was doing and commissioning for Ashford and to work with the Local Children's Trust to provide input into this process. She indicated that she would like to be in a position to report back to the main Board on progress by its next meeting in April.

9.2 In response to a question about what Ashford Borough Council could be doing in terms of moving forward initiatives, Paula Parker said that there were several initiatives discussed at the ICG which included an Obesity Plan for Ashford; a Fall Strategy for Ashford; and work on Dementia Services. However, the final work on these projects had yet to be signed off bearing in mind that they needed to relate to the Better Care Fund.

9.3 John Bunnett expressed concern that the direct commissioning of any initiative had yet to take place. He sought particular help and guidance in terms of what types of housing provision should the Borough Council be commissioning and in terms of new leisure provision, what type of facilities should be provided which could be linked to the Health Agenda.

9.4 Neil Fisher commented that via the ICG the Borough Council's representative could have input into the Borough Council's budget plans if the Borough Council wished to take forward any initiatives. John Bunnett considered that it was apparent to him that it was a need for there to be a plan for Ashford sitting within the various overarching plans discussed at the meeting.

9.5 The Chairman suggested that the representatives on the Board meet separately to clarify the way forward.

**The Board received and noted the report.**

# 10 Ashford Health Profile

10.1 Dr Anne Imkampe, Registrar in Public Health gave a presentation on the Ashford Health Profile. The slides covered the following issues:-

- Overview
- Life Expectancy
- Adult Obesity
- Smoking
- Smoking in Pregnancy
- Breast feeding

- Homelessness
- Cancer
- New Developments

10.2 Andrew Scott-Clark referred to the issue of smoking and explained that initiatives were moving to the development of a harm reduction strategy by the use of long-term nicotine therapy. This would lead to a change in policy of NICE. In terms of obesity there would be a report to the KCC's Cabinet in May, in terms of breast feeding he explained that KCC offered a breast feeding support service, and on the issue of smoking in pregnancy work was being undertaken at midwives' level.

10.3 John Bunnett said that the presentation was very informative and in particular it highlighted that the Borough Council needed to do more in terms of looking at the issue of homelessness.

10.4 The Chairman thanked Dr Imkampe for per presentation.

**The Board received and noted the report.**

# 11 Items for the Forward Plan

11.1 The following items were suggested for forthcoming agendas of the Board:-

- Programming
- Inequalities
- Jasmine Vardimon Dance Academy (perhaps July meeting)

# 12 Next Meeting

12.1 The next meeting would be held on Wednesday, 23rd April 2014.

Ashford Health Facilities 16/10/2014
Civic Centre TN23 1PL Board Room 9am to 11am

# Minutes

**Attending:**

| | |
|---|---|
| Simon Cole | ABC |
| Mike Grant | ABC |
| Sheila Davidson | ABC |
| Michael Scaplehorn | ABC |
| Stephen Ingram | NHS England |
| Navin Kumta | Ashford CCG |
| Zoe Holmes | NHS Property Services |
| Lorraine Goodsell | Canterbury & Coastal CCG |

**Apologies:**

| | |
|---|---|
| Christy Holden | KCC Strategic Commissioning |
| Christina Fuller | ABC |
| James Thallon | NHS England |
| Neil Fisher | NHS Canterbury & Coastal CCG |
| Jo Fox | NHS Property Services |

1. Welcome and introductions — Mike Grant

MG: Emphasises the importance of this group to plan the future provision of health facilities and infrastructure in the borough.

2. Mapping Update from partners
   - Local Plan – Timeline — Simon Cole

SC: Discusses the importance of such planning in informing decisions where development should be located in the new Local Plan to 2030. It is also important that alongside such mapping, agencies jointly investigate and agree an integrated approach to health service provision.
SI: Explains the current position of the three aspects of health infrastructure since April 2013. NHS England under the Kent & Medway Area team control about thirty percent of the budget, the CCG about two thirds and the difference is made up by Public Health.
NHS England are responsible for Primary Care and the commissioning of specialist services, including military & offender health. CCG deal with hospital services, community and secondary care. Property Services provides expert advice and support to NHS England and also have a second role as a landlord and owner, specifically community clinics along with NHS Trusts and local GP's.
Currently buildings are a limiting factor economically and in terms of growth and ability to attract a workforce, currently fifty percent of training places are directed towards General Practise but many are choosing to work in different ways, either abroad or building a different portfolio.
The direction of travel for health infrastructure is to achieve more stability by creating fewer, larger practises (hubs) achieving better economies of scale. There are 2 models – first is and NHS England review called Organisational Alignment, creating larger area teams by reducing the number from 27 to 13, cutting management costs, this area will be Kent, Surrey and Sussex. Second is co-commissioning under three broad umbrellas 1) advisor 2) Commissioners 3) Delegated responsibility.
The solutions going forward is around integration and at scale provision, spending less on premises and more on people. So the all round flexibility of existing buildings and potential new development is key.
SI/LG: There are three commissioning priorities Ashford North, Ashford South and Ashford Rural involving health, social care and voluntary sector.
SC: Over the next 9 months we have to make decisions as to where development will be and what provision will be needed.
LG: EKHT have begun that model

NK: There are no plans to build new facilities just to use existing provision better.

- Shape NHS

SI: Shape is a snapshot in time but can be used to determine where existing pressure is and the impacts of future development. Action for the next meeting is to have the Shape tool visible and map Ashford. Action SI to identify someone who can operate Shape for that meeting. What are the specific questions that need to be answered?
SI: A review is needed into the way the hospital manages it's front door, a GP presence or a collocated GP could better manage patience into the correct services rather than the existing incentive to fill beds when they become available.

- Community Networks Neil Fisher

3. Development Growth areas Mike Grant & Simon Cole
    - Chilmington Green
    - Cheeseman's Green/Finbury

SI: In some ways Chilmington is an easier model to plan for because of the scale and the contribution, provided health provision is brought on early enough it could become self sustaining however, the way this is approached is paramount. It could become a health and social care campus with a training surgery so young newly qualified doctors begin here and build roots and stay. Or it is put out to the market so existing local GP's could be interested and either sell of existing practises or use these as a branch.

4. Project Progress
    - Repton Park Health Facilities Mike Grant

NK: There is no capital to purchase land and build a facility here.
SI: Understand there is a want for facilities but what evidence is there that need exists, most residents will already be registered at a local GP and would be unlikely to switch.
LG: New Hayes Bank already looking to expand.

- Ivy Court / Westview Clinic Sheila Davidson

ZH: They have recently submitted a proposal/business case to be discussed at the next Premises Group meeting. Action ZH to distribute amongst the group.
SI: Suggests this should be kept as a separate issue but members of group should attend the premises group meeting.

5. Actions going forward
    - SI to bring someone who can operate Shape to next meeting
    - ZH to distribute Ivy Court business case
    - NK/LG to invite NHS Trust
    - MG to invite Adult Social Care Anna Tidmarsh and KCC to next meeting

6. AOB
7. Date of next meeting – Tuesday 2nd December 12pm to 1pm NHS Premises group meeting to discuss Ivy Court then 1pm to 3pm Shape Ashford Mapping exercise at Warf House Tonbridge.

**Health Infrastructure Group** - Notes of Meeting held in Tonbridge on 2/12/14

Attending – ABC: Simon Cole, Sheila Davison, Christina Fuller, Ashley Taylor
NHS: Stephen Ingram, Jo Fox, Zoe Holmes
KCC: Mike Powell

**1. Project Progress**

Repton

The healthcare facility earmarked land (adjacent to the Community Centre and pitches) must be purchased at the market value. JF confirmed that the NHS would not be willing to support surgery provision at this site as neighbouring surgeries can provide places.

CF suggested that rather than the land reverting to housing development it became a health space with trim trails or for other health uses. Clearly the purchase of the land would still be an issue.

**Action:** **a) Partners to continue to look for any other means of earmarking the land.**

Ivy Court

A business plan is required to support proposals to extend. The GP business plan needs to stress problem first then how service will overcome issues rather than jumping immediately to a single solution. It should include needs of wider stakeholders and emphasis the strategic need for change. This project could demonstrate and become a template for joined up working.

NHS working on a pack to help GP's create better business plans given above.

**Action:** **b) January meeting with partners to be arranged to support a presentation on business plan.**

**2. Mapping Update** Need to match up service provision from a range of agencies to help inform where developments can be planned. We have some choices around where development should take place. This can also help to change existing facilities and strategy of service delivery given proposed future pressures.

SHAPE

NHS England has mapped key infrastructure into SHAPE - quality, rating, and capacity of surgeries, drive time catchment and walking distances are plotted. Demographics can be mapped with types of illness expected at ward level – helps identify needs of different people. KCC's Accommodation Strategy going on SHAPE. Housing developments can be plotted – suggest plot next 5 years to show impact.

What is the pressure TODAY is useful but also need to understand future pressure and plans. Need synopsise of current infrastructure and notes for future service with the policy of making best use of sites (sweating the assets) to support growth rather than providing new.

Need to include Hospital impact and CCG's integrated services direction.

**Action:** **c) SC to provide developments that provide NHS with the total development that we are likely to be planning for in the new Local Plan and suggested timescales (8-9,000 dwellings)**

**d) JF to provide "where we are now" i.e. including: summary of existing property and provision, including locations, catchments, identification of where there may be spare capacity and/or existing deficits in capacity; details of current plans to deal with existing development commitments e.g. Cheesemans, Barracks etc; details of known projects in the pipeline or likely changes in service provision;**

**and an understanding of where existing provision has potential to increase service capacity;**
**e) SI to look at what need for future, explaining model required - A Forward View from NHS for Ashford i.e integration and bigger scale hubs.**

**3. Community Networks** Populations of 30-50k create community networking. Ashford has 3 – Rural, South Ashford, and North Ashford. Aim is for better neighbourhood commissioning and integrated service provision.

**4. Development Growth Areas**

| | |
|---|---|
| Chilmington Green | NHS Property could take a lease (say 50 years) form the CMO (Community Management Organisation) for the health facilities as provided by developer contributions. NHS would conduct tender process to sub lease to other health organisations. It was also agreed that ABC should not discuss provision with individual GP surgeries. NHS and CCG between them will direct talk with Kingsnorth Surgery that have made approaches to ABC. |
| **Action:** | **f) Lead on CMO from ABC to send letter to SI on above proposal.** |
| Cheeseman's Green/Finberry | JF - No health/surgery required in this area. SI - Kingsnorth Surgery, in their previous business plan said they would be covering Cheeseman Green/Frinberry housing development. CF - New community centre could offer space for health surgery provision but officers are awaiting site plan and area of land available and final capital contribution to be used. |
| **Action:** | **g) ABC to keep NHS Property/CCG informed of Cheeseman's Green/Frinberry community centre proposals.** |

**DATE OF NEXT MEETING: Late February 2015.**

# RE: Ashford Local Plan and EKHUFT holding response

Wed 15/03/2017 15:37

BOURN, Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST) <keith.bourn@nhs.net>

RE: Ashford Local Plan and EKHUFT

To Ashley Taylor

Cc MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)

You replied to this message on 15/03/2017 16:59.

Ashley

Sorry it's a really busy time here. I have a meeting set up to discuss this and I will try and come back to you within a month

Keith Bourn
Assistant Director of Strategic Estates
East Kent Hospitals University NHS Foundation Trust
Kent and Canterbury Hospital
Canterbury
Kent
CT1 3NG

Tel: 01227 866412

keith.bourn@nhs.net

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 15 March 2017 10:37
**To:** BOURN, Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Cc:** MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Subject:** RE: Ashford Local Plan and EKHUFT

Dear Keith,

I have not had a response with regards to my email below. Are you in a position to be able to provide a response, or at least an indication of a potential timescale for a response. If there are particular issues with providing the information I have requested, please let me know, and we can work around this.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk

*My working days are Tues - Thurs*

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**From:** Ashley Taylor
**Sent:** 02 February 2017 14:02
**To:** 'Bourn Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)'
**Cc:** 'MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)'
**Subject:** Ashford Local Plan and EKHUFT

Dear Keith,

Thank you for attending the healthcare meeting that we held in December, it was very useful for us to have an update with regard to the plans of EKHUFT and in particular the needs at the William Harvey Hospital.

We are now in the process of updating the infrastructure plan which supports the Local Plan, and would like to be able to include some narrative regarding the plans at the William Harvey, and to be able to at least identify that there will need to be expansion at the William Harvey even if the details of this are not known. I understand that you are in the middle of your review and unlikely to go out to public consultation on options until June. I wanted to ensure that whatever was included in our document was okay to be in the public domain. It is likely that the infrastructure plan will be considered by Members in April (although at a private meeting) and will be made public alongside the consultation for the Local Plan in June.

Would you be able to provide answers to the following questions which you are happy to be included in the Infrastructure Plan.

- Baseline position: summary of existing deficit in demand for services.
- Future deficits as a result of new development/population growth: what new or improved infrastructure will be needed, including details of location, timescale, costs, funding and land allocation/safeguarding requirements.
- Summary of process you are currently going through and likely timetable for consultation etc.

As I explained at the meeting, we are having to increase the housing provision made in the Plan, and find additional housing sites. I have attached a summary of the likely position for your information and to ensure your assumptions regarding population and household growth align with ours. Please treat this as confidential as there has been no formal agreement to the proposals at this stage.

We have included in the draft Local Plan a policy regarding the William Harvey site (copy attached). The policy should provide sufficient flexibility to accommodate the growing needs of the hospital on the existing site, but we would appreciate your views given the various options that are under consideration.

If you could provide a response by the end of February, that would be much appreciated.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk

*My working days are Tues - Thurs*

# RE: Ashford Local Plan and EKHUFT response

Tue 21/03/2017 15:19

BOURN, Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST) <keith.bourn@nhs.net>

**RE: Ashford Local Plan and EKHUFT**

To Ashley Taylor

Cc MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST); NEAL, Anne (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)

You replied to this message on 22/03/2017 16:54.

Ashley

Thank you for the opportunity to respond in relation to the process of updating the infrastructure plan which supports the Ashford Local Plan.

The existing baseline position remains very challenging for the William Harvey Hospital and the remainder of the Trusts sites. The catchment area for the WHH hospital extends beyond Ashford and therefore the Trust does not believe that the existing population or short term growth in housing numbers in the area is the reason for this high level of activity.

Unfortunately at this point it is difficult to say what the infrastructure needs for the William Harvey site will be. The Trust in undergoing a Clinical Strategy which will require public consultation. The timescale for this is currently later in 2017 for a 3 month period. We are however confident that any expansions which may be needed can be accommodated within the existing site footprint. It is likely that significant housing growth in Ashford would have an impact on the activity at the Hospital however at this time and until post consultation it is not possible for the Trust to understand the true impact and the likely implications. The Trust therefore asks for a reference in the LDP which reflects this position and contains sufficient flexibility to accommodate the growing needs of the hospital on the existing site.

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East Kent Hospitals University NHS Foundation Trust
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**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 15 March 2017 17:00
**To:** BOURN, Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Cc:** MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Subject:** RE: Ashford Local Plan and EKHUFT

Keith,

Many thanks, that would be much appreciated.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk

*My working days are Tues - Thurs*

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**Cc:** MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Subject:** RE: Ashford Local Plan and EKHUFT

Ashley

Sorry it's a really busy time here. I have a meeting set up to discuss this and I will try and come back to you within a month

Keith Bourn
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**To:** BOURN, Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Cc:** MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)
**Subject:** RE: Ashford Local Plan and EKHUFT

Dear Keith,

I have not had a response with regards to my email below. Are you in a position to be able to provide a response, or at least an indication of a potential timescale for a response. If there are particular issues with providing the information I have requested, please let me know, and we can work around this.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk

*My working days are Tues - Thurs*

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**From:** Ashley Taylor
**Sent:** 02 February 2017 14:02
**To:** 'Bourn Keith (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)'
**Cc:** 'MURRAY, Finbarr (EAST KENT HOSPITALS UNIVERSITY NHS FOUNDATION TRUST)'
**Subject:** Ashford Local Plan and EKHUFT

Dear Keith,

Thank you for attending the healthcare meeting that we held in December, it was very useful for us to have an update with regard to the plans of EKHUFT and in particular the needs at the William Harvey Hospital.

We are now in the process of updating the infrastructure plan which supports the Local Plan, and would like to be able to include some narrative regarding the plans at the William Harvey, and to be able to at least identify that there will need to be expansion at the William Harvey even if the details of this are not known. I understand that you are in the middle of your review and unlikely to go out to public consultation on options until June. I wanted to ensure that whatever was included in our document was okay to be in the public domain. It is likely that the infrastructure plan will be considered by Members in April (although at a private meeting) and will be made public alongside the consultation for the Local Plan in June.

Would you be able to provide answers to the following questions which you are happy to be included in the Infrastructure Plan.

- Baseline position: summary of existing deficit in demand for services.
- Future deficits as a result of new development/population growth: what new or improved infrastructure will be needed, including details of location, timescale, costs, funding and land allocation/safeguarding requirements.
- Summary of process you are currently going through and likely timetable for consultation etc.

**The Environment Agency**

**EA Initial Response Letter 28.10.14**

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford

Our ref: KT/2006/000228/OR-04/PO1-L01
Your ref:

Date: 28 October 2014

Dear Ashley

**LOCAL PLAN REVIEW AND INFRASTRUCTURE PROVISION**

Thank you for inviting our initial comments on Ashford Borough Council's proposed Infrastructure Plan.

The Environment Agency undertakes works to reduce flood risk from main rivers, such as the Stour. This is the principal activity that may require additional infrastructure provision directly by ourselves or in partnership. We have been closely involved in the development of Ashford Borough Council's Strategic Flood Risk Assessment (SFRA) in support of the Local Plan review. If development follows the principles set out in the SFRA, and is prioritised in areas of less risk, we do not anticipate significant new flood risk management schemes will be required.

The potential exception to the above is if a scheme to protect South Ashford is taken forward. We have looked at the cost: benefit of such a scheme and it does not currently 'stack-up' for funding from the national 'public purse'. ABC may chose to promote a scheme in this area using S106, Community Infrastructure Levy (CIL) or other funding sources. We have estimated a scheme cost of the order of £4m.

Our main costs in Ashford Borough are associated with maintaining existing defences (including Aldington and Hothfield Flood Storage Reservoirs in Ashford) and river systems to reduce flood risk. As central government funding for such activity is put under pressure we may be looking for local contributions.

We regulate others that have an impact on the environment, such as the water companies that supply water or discharge treated effluent. It will be up to these companies to determine what infrastructure is required based on your growth forecasts and the environmental limits we impose.

We also influence third parties, such as developers, to undertake work to protect and enhance the environment. Infrastructure such as sustainable drainage systems will be vital in the future. ABC will need to decide how this is funded, both the capital and revenue (maintenance) costs.

The water environment in Ashford borough – both surface water and ground water – is failing the standards set out in the Water Framework Directive. We have an obligation to get all surface waters to good standard by 2027. Most improvements

will require partnership working. It would be great if CIL / S106 could help fund the necessary improvements but we are unable to identify or quantify specific projects or costs at the moment.

We have completed the proforma on the basis of the works we would potentially look to provide ourselves rather than those likely to be necessary by those we regulate or influence.

As you have already acknowledged, the actual requirements are hard to pin down until we have a better idea of all the development sites being proposed.

You are correct in that Barrie Neaves chairs the Ashford Water Group. This group brings together Southern Water, South East Water, ABC and KCC. Infrastructure requirement is just the sort of topic that the group is here to help with. We suggest a discussion at our next meeting – scheduled for 20 November – would be in order.

We hope you find our comments useful.

Yours faithfully

**Ms Jennifer Wilson**
**Planning Specialist**

Direct dial 01732 223272
Direct e-mail jennifer.wilson@environment-agency.gov.uk

Cont/d..

# Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan

## Understanding the baseline position

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

   Ashford town centre and surrounding areas benefit from flood alleviation works at Hothfield (on the Great Stour) and Aldington (on the East Stour). These significant schemes comprise flood storage reservoirs, dating from the 1990s, which are vital in reducing flood risk. As we experience the effects of climate change, the standard of service provided by these reservoirs will gradually fall. We have investigated the feasibility of improving the facilities to maintain the design standard but site constraints would appear to rule this out. That said, we are committed to maintaining the reservoirs and we currently spend about £180k a year on maintaining them. Elsewhere in the Borough there are locally important schemes, such as at Smarden and Ham Street. We also carry out regular maintenance of the river systems to reduce flood risk.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

   We do not have any committed infrastructure delivery planned for the next 5 years in terms of flood risk capital spend. We are aware of a number of environmental schemes that are likely to be required in the short to medium term to help achieve Water Framework Directive objectives. Waterbody Improvement Plans (WIPs) have been prepared for the Upper Stour Catchment. These identify potential projects but do not necessarily include costs or commitment to deliver.

## Details of potential future deficits as a result of proposed development

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan result in any future deficits in demand for services?

   The provision of improved or additional flood risk management infrastructure will largely depend on the location of new development. Ashford Borough Council has an exemplary record in steering inappropriate development away from the highest flood risk areas. It is anticipated this policy, backed up by the SFRA, will continue. In terms of Water Framework Directive, development presents an opportunity to fund infrastructure to address environmental pressures, for instance, green infrastructure.

5. What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:
   See attached list.

Environment Agency
Orchard House (Endeavour Park) London Road, Addington, West Malling, ME19 5SH.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

a. location of the infrastructure (this may be within or outside of the Borough)
b. timescale for requirements of infrastructure
c. cost of infrastructure
d. actual or potential sources of funding
e. whether the project is already committed to be delivered in existing delivery programmes
f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land

6. Would a further increase in planned housing growth of approximately 10% (additional 1500 homes) result in additional deficits and infrastructure requirements than those outlined in answer to the previous questions?

An increase in planned housing growth would only necessitate additional infrastructure requirements if it were to result in development within areas of higher flood risk. Additional growth may require extra expenditure to meet Water Framework Directive objectives but this is difficult to quantify.

## Potential Environment Agency (in partnership) Infrastructure Schemes

| Location of the infrastructure | Timescale for requirements of infrastructure | Cost of infrastructure | Actual or potential sources of funding | Whether the project is already committed to be delivered in existing delivery programmes | Whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land | Type WFD / FCRM / other |
|---|---|---|---|---|---|---|
| Buxford Mill fish pass (TQ 988 422) | 2014 - 2021 | £100k | EA | In WIP | No | WFD |
| River corridor / habitat improvements at International Station | 2014 - 2021 | £250k | S106 | In 'Our Stour' | No | WFD |
| Sewer regrade Pledges Mill (TR 014 427) | 2015 - 2021 | £150k | | Looked at when Pledges Mill fish pass installed – not pursued at that time. | No | WFD / FCRM |
| Queen Mothers Park wetland creation | 2017 - 2021 | £200k | | In 'Our Stour' | Ensure no development on existing greenspace | WFD / FCRM |
| River corridor / habitat improvements at Rugby Club / Little Burton | 2017 - 2021 | £20k | | In 'Our Stour' | No | WFD |
| In channel work at Bybrook outfall to increase agitation and protect bank (TR 025 436) | 2015 - 2021 | £20k | SWS EA | | No | WFD |
| River corridor / habitat improvements at Conningbrook | 2015 - 2021 | £100k | Developer | In 'Our Stour' and planning app. | No | WFD / FCRM |

| | | | | | | |
|---|---|---|---|---|---|---|
| Extend Conningbrook Country Park to opposite bank – to improve river corridor | 2018 - 2021 | £250k | | | Yes | WFD / FCRM |
| Wye Sluices – improve flow conditions and fish passage | 2014 - 2021 | £300k | EA | Feasibility started | No | WFD / FCRM |
| Olantigh Park - improve flow conditions and riparian zone | 2014 - 2021 | £20k | EA | Commenced | No | WFD |
| Godmersham Park - improve flow conditions and riparian zone | 2014 - 2021 | £25k | EA | Commenced | No | WFD |
| Chilham Mill – improve flow conditions and fish passage | 2014 - 2021 | £50k | EA | Commenced | No | WFD |
| Ulley Stream (Kennington) Habitat improvements | 2014 - 2021 | £25k - £250k | | Scoped | No | WFD |
| Penlee de-culverting (TR 019 442) | 2015 - 2021 | £150k | ABC | Scoped | No | FCRM / WFD |
| South Willesborogh Dykes Nature Park – reconnect flood plain | 2015 - 2021 | £500k | | Scoped | Ensure no development on existing greenspace | WFD / FCRM |
| South Ashford Flood Alleviation Scheme | 2018 - 2028 | £4M | | In Upper Stour Strategic Review | Possibly | FCRM |
| Newtown / South Willesborough property level protection | 2015 - 2022 | £200k | | Strategic FCRM scheme ruled out | No | FCRM |
| Sevington Lane weir modifications to improve fish passage and flow(TR | 2015 - 2021 | £50k | | No | No | WFD |

Cont/d..

| | | | | | | |
|---|---|---|---|---|---|---|
| 031 412) | | | | | | |
| Aylesford Stream habitate improvements | 2015 - 2021 | £25k | | | No | WFD |
| Aylesford Stream railway bridge flood alleviation (TR 015 411) | 2015 - 2018 | £150k | ABC S105 | | No | FCRM |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

WFD = Water Framework Directive
FCRM = Flood & Coastal Risk Management

Cont/d..

# EA Response January 2016

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

**Our ref:** KT/2006/000228/OR-07/PO1-L01
**Your ref:**
**Date:** 04 January 2016

Dear Sir/Madam

**Ashford Borough Council Local Plan – Duty to Co-operate**

Thank you for your consultation of 18 November 2015.

We continue to work closely with Ashford Borough Council on strategic planning issues via a number of routes:

- The Ashford Water Group
- The Environment and Nature Conservation Forum
- SiteDo (Strategic Sites Planning Team)
- East Kent Catchment Improvement Group
- SuDS SPD working group
- Ashford Green Corridor working group

This is in addition to the day-to-day contact we have in respect of pre-planning, planning applications and Neighbourhood planning, as a statutory consultee.

Infrastructure requirements to support further development in the Borough feature strongly in our on-going discussions.

We have provided response to some of your questions where we are able and some additional information you will also find useful.

**Flood Risk Management**

***Q1 Do you have any comments on the potential impacts for on you district/service from the potential development numbers being proposed in Ashford?***

We would expect the Sequential Test to be applied to ensure that no additional development takes place in flood risk areas if there are other available sites not at risk. The ST should take account of all forms of flooding and this, together with the Exception Test, should ensure that not only will new development not be at risk but that it will not have an adverse impact on existing development.

***Q2 What evidence do you currently have or are proposing to produce, which will deal with potential cross-boundary impacts on infrastructure and services? If this evidence is still to be produced, when do you expect it to be available?***

Topographic LIDAR data for Ashford will be reflown during winter 2015/16 and the updated dataset will be available by winter 2016/17. Our current fluvial flood risk model (JBA, 2012) is programmed to be updated between 2017-19 with topographic survey collected in 2017/18 and the modelling undertaken in 2018/19. This is subject to a successful funding bid.

We are currently investigating options for flood storage upstream of Wye to reduce flood risk from the Great Stour, as part of the Great Stour Flood Alleviation Scheme. This scheme is at a very early stage and initial discussions have been held with Steve Parish/Martin Kempshall in Ashford BC. We are currently refining the preferred option and expect to start consultation with the public and key stakeholders in the near future.

In South Ashford we are looking to progress a flood alleviation scheme to reduce flood risk from the East Stour, following an option that was identified in the Upper Stour Strategic Review in 2009. Under partnership funding rules this scheme will only attract 20% capital funding and external contributions of £2.73M are required to progress the scheme. We are keen to identify any opportunities for external contributions to progress this scheme. Again this scheme is at a very early stage and consultation with the public is yet to be undertaken.

***General Information –Flood Risk***

Ashford has a long-history of effectively managing flood risk. The two flood storage areas constructed in the 1980s – at Hothfield and Aldington – have been instrumental in reducing risk through the town. Our biggest expenditure in the Borough is ensuring these assets are maintained to continue to reduce flood risk.

We also undertake regular maintenance to designated 'main' rivers in the Borough. Activities are targeted to areas with the highest risk to life and property. This includes annual weed-cuts, regular 'pioneering' to remove over-hanging trees, silt removal and ad-hoc clearance of obstructions.

In addition to the flood risk management activities undertaken by public authorities, Ashford has long-recognised the importance of controlling surface water run-off using sustainable drainage techniques. The continued provision, operation and maintenance of SuDS will be essential as Ashford grows.

**Groundwater and Contaminated Land**

**Q1 (as above)**

Detailed comments will be provided at site application stage, to ensure adequate investigation and if necessary remediation is carried out to address any contamination and risks to controlled waters.

***Q3- Is there existing capacity or deficit in demand for services/infrastructure that would be impacted upon by this approach?***

In areas where connection to mains foul sewer is not possible, new proposals should ensure that they apply for the adequate permits.

**Water Resources**

**Q3 (as above)**

Ashford is served by SE Water. Water companies plan water supplies at a resource zone level and about 86% of the borough lies in SE Water's Resource Zone no 8, and 14% in Resource Zone (RZ) 7. RZ7 is a predominantly rural area to the west, roughly from High Halden westwards. Water Resource Zones are thought of as fully interconnected, which may not be strictly true, but if so that is a problem for the water company. A developer will normally apply to the water company for provision of a water supply and be quoted a price.

Water companies prepare Water Resource Management Plans every 5 years, looking 25 years ahead. The last were issued in 2014 and fresh ones are due in 2019, which will be prepared on the basis of the latest population and property projections that districts and boroughs provide. In the 2014 plans...

Resource Zone 7 is planned to be in surplus to an extent which is likely to be able to accommodate any new houses planned for that region. Resource Zone 8 is planned to have

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only a marginal surplus at peak periods. However schemes to provide more water or reduce demand could be brought forwards, because the larger number of houses is already anticipated, albeit at a later date.

Bringing schemes forward will have a financial and an environmental cost in an area of serious water stress such as the whole of Kent and South London, so it will help to reduce this if the homes can be built to high standards of water efficiency. The water stress may be illustrated by the fact than the plans for the area already feature both desalination and effluent re-use schemes.

The numbers are as follows:

- For the 2011-2031 period SE Water is planning for an increase in properties of 36,110 in RZ8 and 4,230 in RZ7.
- Ashford borough constitutes about 34% of RZ8 by properties and 21% of RZ7.
- So, if the new properties in these resource zones are distributed between boroughs in proportion to existing properties, this is equivalent to SE Water planning for 13,165 new properties in Ashford.
- The proposal is to build 14,325 instead of 10,325, so the water company looks to have planned for more than the previous amount, but not quite as much as the new amount.
- In RZ7 resources are currently planned to stay in surplus by at least 2.7 Ml/d throughout the period. SE Water assumes 2.4 people per property, so if the properties are built to our preferred level of water efficiency of 110 litres per head per day (including external use), the surplus is sufficient to accommodate 10,000 more properties than planned for in this zone. Ashford's share of that would be about 2100.
- For average supply, RZ8 is planned to have a surplus of at least 2.83 Ml/d, equivalent to 10,700 new houses, of which Ashford's share would be 3650. However in peak demand conditions resources will be more stretched with only a marginal surplus in this zone. This may necessitate bringing forward some schemes when the new water resource management plans are prepared in 2019. However, the plans extend beyond 2031 (currently to 2040, next time to 2045), and the new numbers proposed by 2031 are planned to be accommodated eventually, only at a slower rate.

**Water Framework Directive**

None of the waterbodies in Ashford currently meets the Water Framework Directive (WFD) 'Good' standard. There is a requirement to get waterbodies to 'Good' by 2027. 'Good' standard surface waterbodies are essentially healthy rivers and streams that support a wide variety of life and are a benefit to the community.

There are a number of reasons that waterbodies are not achieving good status:

- High phosphate levels resulting from point-source inputs (commonly wastewater treatment works) and diffuse sources – both agriculture and urban – including mis-connections;
- Low fish numbers or diversity of fish species – often due to obstructions to fish passage or poor or fragmented habitat – including siltation of spawning areas;
- Low dissolved oxygen and / or eutrophication, often due to poor flow conditions;
- Negative impacts of non-native invasive species.

Much work has already been done to address these issues; but there is much more still to do. This will require partnership-working across all sectors. However, the planning process will be key to delivering many of the improvements required. Catchment Plans have been produced to identify specific measures. Those that could be delivered wholly or partially by the planning system include:

- Removal or modification of weirs and such-like structures to improve flow conditions and fish passage. For example at Buxford, Wye and Sevington.

Cont/d..

- Installation / promotion of water efficiency measures to reduce domestic water use and thereby leaving more water for the 'natural environment'.
- Tackling mis-connected sewers.
- In-channel and bank-side modifications to improve river habitat.
- Provision or retrofitting of SuDS measures to improve surface water run-off quality – for example rain gardens.
- Creation of buffer-strips / washlands / wet meadows to reduce silt and phosphate input into rivers, and promote biodiversity. For example at Victoria Way, Commercial Quarter and Queen Mother's Park.
- Control / removal of litter and other debris. For example, provision of a litter trap at Longport.
- Tackling non-native, invasive species.

**Fisheries and Biodiversity**

We have little to add to this consultation but would like to be involved in discussions about GI and a consideration of how this (in its broadest sense) will be provided in East Kent, considering the identified pressures on open space including in locally, nationally and internationally designated sites.

***Question 5 –Do you wish to be involved in discussions on emerging individual site policies? If so, please inform us of how you wish this process to be undertaken?***

We would like to have early discussions with you on emerging site policies through initial email contact followed by face to face meetings where deemed necessary. Please feel free to contact me as the main point of contact.

If you have any queries please do not hesitate to contact me.

Yours faithfully

**Ms Jennifer Wilson**
**Planning Specialist**

Direct dial 01732 223272
Direct e-mail kslplanning@environment-agency.gov.uk

End

# APPENDIX 4 – CORRESPONDENCE FROM ADDITIONAL BODIES

## Electricity (UK Power Networks)

## Ashford Local Plan and Infrastructure Planning



Thu 30/03/2017 11:57

Ealden, Tim <tim.ealden@ukpowernetworks.co.uk>

Ashford Local Plan and Infrastructure Planning

To Ashley Taylor

Good afternoon, Ashley.

I have been asked to provide some feedback to you on a recent request for information that you made regarding the Ashford Local Plan and the UKPN Regional Development Plans.

From a wider system point of view, the UKPN RDPs for the Canterbury/Sellindge Group take into account the local housing plan you have outlined and there are no amendments from that which was previously advised by Robert Kemp. Your proposed increase in housing allocation should not have an effect on these plans.

Essentially, the information you gained previously is still valid but it should be noted that the network is dynamic and there are no guarantees on capacity availability. We would be happy to continue to update you as the housing developments progress in the Ashford area.

Many thanks for contacting us with your information and feel free to contact myself and the team for anything further.

**Tim Ealden**

Infrastructure Planning Engineer - LPN/SPN
UK Power Networks

Energy House
Hazelwick Avenue
Crawley
RH10 1EX

**M:** 078 7511 6796

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# RE: UKPN Confirmation that no constraints to development that not already planned for 9.12.14



Tue 09/12/2014 08:52

Kemp, Robert <robert.kemp@ukpowernetworks.co.uk>

RE: Ashford Local Plan and Infrastructure Planning

To Ashley Taylor

Dear Ashley

Thank you for your mail and the information contained, I will ensure that when we next review the RDP's we amended the information.

Each year we review the electrical usage at our main sub stations and factor in the new annual maximum demand which can either have increased or decreased. This then forms the basis of the infrastructure work that we need to complete on the network. From the information that we have at present there are no major constraints that we are aware of that as you say are not already included.

Regards

Robert Kemp
Head of System Development
Asset Management
UK Power Networks
Barton Road, Bury St Edmunds
Suffolk, IP32 7BG
Mob:+44 (0)7875 115102 (internal 733 5102)
robert.kemp@ukpowernetworks.co.uk.

---

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 08 December 2014 14:34
**To:** Kemp, Robert
**Subject:** RE: Ashford Local Plan and Infrastructure Planning

Dear Robert,

Many thanks for providing the links to those documents, I have now had a chance to look through them, and I think they provide sufficient information for our work at the current time.

I just have a couple of comments and points I want to clarify.

The Canterbury/Sellinge RDP at section 3.1 makes reference to the Kent and Medway Structure Plan setting out a development scheme for new dwellings in this area. This Plan was actually superseded in about 2009, and no longer forms the basis for housing development in the area. Individual Local Authorities are now responsible for deciding how many homes to plan for, through their own Local Plans.

This doesn't cause any issues for Ashford, as the figures are the same as those set out in the Councils current adopted Local Plan, the Core Strategy.

In reviewing the Local Plan, these figures have the potential to reduce, to somewhere in the region of 830 houses per year, although we are now planning up to 2030. On this basis, is it fair to conclude that there are no major electricity infrastructure constraints associated with future housing development proposed in Ashford, that are not already being planned for through your processes and the Regional Development Plan?

Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

Ashley.taylor@ashford.gov.uk
DD: 01233 330254

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**From:** Kemp, Robert [mailto:robert.kemp@ukpowernetworks.co.uk]
**Sent:** 18 November 2014 09:51
**To:** Ashley Taylor
**Subject:** Ashford Local Plan and Infrastructure Planning

Good Morning

Thank you for taking the time yesterdays to discuss electricity infrastructure

Please find the link to the external document library where all the RDPs and RIIO-ED1 documents are located.

https://library.ukpowernetworks.co.uk/library/en/RIIO/Asset_Management_Documents/

I would suggest that the Canterbury/Sellindge RDP will cover the Ashford area (direct link below).
https://library.ukpowernetworks.co.uk/library/en/RIIO/Asset_Management_Documents/Regional_Development_Plans/SPN/SPN_RDP_Canterbury_Sellindge.pdf

If you have any further questions on these documents please call me on my telephone number below.

Regards

Robert Kemp
Head of System Development
Asset Management
UK Power Networks
Barton Road, Bury St Edmunds
Suffolk, IP32 7BG
Mob:+44 (0)7875 115102 (internal 733 5102)
robert.kemp@ukpowernetworks.co.uk.

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# RE: UKPN Initial Response Ashford Local Plan



Tue 18/11/2014 09:51

Kemp, Robert <robert.kemp@ukpowernetworks.co.uk>

**Ashford Local Plan and Infrastructure Planning**

To Ashley Taylor

Good Morning

Thank you for taking the time yesterdays to discuss electricity infrastructure

Please find the link to the external document library where all the RDPs and RIIO-ED1 documents are located.

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I would suggest that the Canterbury/Sellindge RDP will cover the Ashford area (direct link below).
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If you have any further questions on these documents please call me on my telephone number below.

Regards

Robert Kemp
Head of System Development
Asset Management
UK Power Networks
Barton Road, Bury St Edmunds
Suffolk, IP32 7BG
Mob:+44 (0)7875 115102 (internal 733 5102)
robert.kemp@ukpowernetworks.co.uk.

# Emergency Services: 2017 Correspondence

## Correspondence with Kent Fire Service

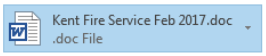


Wed 08/02/2017 16:32

Planning Policy email

**Ashford Borough Council Local Plan to 2030 – Infrastructure Delivery Plan**

To 'CCET@kent.fire-uk.org'




Dear Sir/Madam,

Please find attached a correspondence regarding the Ashford Infrastructure Delivery Plan.

If you could please read the attached document and reply accordingly that would be greatly appreciated.

Kind regards,

Ashford Borough Council

**Kent Fire Service Feb 2017**

## Planning & Development

Ask For: Ashley Taylor
Email: Ashley.taylor@ashford.gov.uk
Direct Line: (01233) 330213

ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford, Kent
TN23 1PL
(01233) 331111
www.ashford.gov.uk
Twitter: @ashfordcouncil

Kent Fire Service
CCET@kent.fire-uk.org

By Email Only

Date: 8th February 2017

Dear Sir/Madam

**Ashford Borough Council Local Plan to 2030 – Infrastructure Delivery Plan**

*(Please treat the contents of this letter confidentially at this stage)*

Ashford Borough Council consulted on a draft Local Plan in Summer 2016. This was accompanied by an Infrastructure Delivery Plan which shows what infrastructure and services are needed to support development and what the likely costs of providing the services might be.

In order to address consultation responses received and new evidence regarding housing need, we will be making amendments to the draft Local Plan, and are updating the Infrastructure Delivery Plan.

We wrote to you originally in December 2014, however received no response. As a key service provider, we would very much like your input and would appreciate you answering the questions attached to inform an updated Infrastructure Delivery Plan.

**Please could you return your responses to us by 10th March 2017.**

If you wish to discuss this further, please feel free to contact me on my direct line or email as above. If you consider a meeting would be beneficial, then we can happily accommodate one.

Yours faithfully

**Mrs Ashley Taylor**
Principal Policy Planner

best company "one to watch" 2015
best company "one to watch" 2012

ASHFORD

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

## Understanding the baseline position

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

## Details of potential future deficits as a result of proposed development

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan (see attached note) result in any future deficits in demand for services?

5. What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

    a. location of the infrastructure (this may be within or outside of the Borough)
    b. timescale for requirements of infrastructure
    c. cost of infrastructure
    d. actual or potential sources of funding
    e. whether the project is already committed to be delivered in existing delivery programmes
    f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land.

**Summary of Local Plan housing requirements**

**Revised Local Plan housing requirements – TOTALS**

| | Reg 19 version (June 2016) | Proposed Revision |
|---|---|---|
| **Overall housing requirement (2011-2030)** | 14,680 | 15,930 |
| **Residual housing requirement** | 12,199 (2016-2030) | 12,750 (2017-2030) |
| | | |
| **Provision at Ashford Town** | 10,125 | Approx 11,000 |
| **Provision in rest of Borough (Tenterden, and villages)** | 1,030 | Approx 1,600 |
| **Provision through windfalls** | 1,000 | 900 |

It is expected that around 12,750 new homes will be needed between 2017 and 2030, of which around 7,500 are already in the planning pipeline and therefore should already form part of your plans. This leaves around 5,250 new dwellings to be allocated on new development sites within the Local Plan 2030.

The broad distribution of this new development is likely to be focused principally around the edge of the Ashford urban area with some smaller scale allocations in the rural settlements.

If you require further information regarding specific locations and timescales for development, we can provide further details.

*Notes re housing figures:*

1. *The figures set out do not represent a formal agreed position of the Council, but are provided as a potential option to assist with testing infrastructure capacity, and should be used only for that purpose.*

2. *The sum of the provision figures will be higher than the requirement, as provision is likely to be made for a buffer in allocations, to ensure that the requirement can be delivered, in the case of non-implementation.*

3. *The proposed revised housing requirement is based upon the 2014 based Sub national population projections, plus an increase in out-migration from London which is expected to happen, resulting in the following population growth:*

| | Population 2011 | Population 2031 | Change in population | % change |
|---|---|---|---|---|
| Ashford | 118,405 | 148,537 | 30,132 | 25.4% |

*Source: Ashford Strategic Housing Market Assessment Update 2017.*

# Correspondence with SECAMB



Wed 08/02/2017 16:33

Planning Policy email

**Ashford Borough Council Local Plan to 2030 – Infrastructure Delivery Plan**

To 'mark.spicer@secamb.nhs.uk'




Dear Sir/Madam,

Please find attached a correspondence regarding the Ashford Infrastructure Delivery Plan.

If you could please read the attached document and reply accordingly that would be greatly appreciated.

Kind regards,

Ashford Borough Council

**Correspondence SECAMB**

## Planning & Development

Ask For: Ashley Taylor
Email: Ashley.taylor@ashford.gov.uk
Direct Line: (01233) 330213

ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford, Kent
TN23 1PL
(01233) 331111
www.ashford.gov.uk
Twitter: @ashfordcouncil

Mr Mark Spicer
South East Coast Ambulance Service
Sent via email:
mark.spicer@secamb.nhs.uk

Date: 8th February 2017

Dear Sir/Madam

**Ashford Borough Council Local Plan to 2030 – Infrastructure Delivery Plan**

*(Please treat the contents of this letter confidentially at this stage)*

Ashford Borough Council consulted on a draft Local Plan in Summer 2016. This was accompanied by an Infrastructure Delivery Plan which shows what infrastructure and services are needed to support development and what the likely costs of providing the services might be.

In order to address consultation responses received and new evidence regarding housing need, we will be making amendments to the draft Local Plan, and are updating the Infrastructure Delivery Plan.

We wrote to you originally in December 2014, however received no response. If you are the wrong contact I would appreciate if you could provide an alternative contact for us. As a key service provider, we would very much like your input and would appreciate you answering the questions attached to inform an updated Infrastructure Delivery Plan.

**Please could you return your responses to us by 10th March 2017.**

If you wish to discuss this further, please feel free to contact me on my direct line or email as above. If you consider a meeting would be beneficial, then we can happily accommodate one.

Yours faithfully

**Mrs Ashley Taylor**
Principal Policy Planner

best company "one to watch" 2015
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ASHFORD

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

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The broad distribution of this new development is likely to be focused principally around the edge of the Ashford urban area with some smaller scale allocations in the rural settlements.

If you require further information regarding specific locations and timescales for development, we can provide further details.

*Notes re housing figures:*

1. *The figures set out do not represent a formal agreed position of the Council, but are provided as a potential option to assist with testing infrastructure capacity, and should be used only for that purpose.*

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| | Population 2011 | Population 2031 | Change in population | % change |
|---|---|---|---|---|
| **Ashford** | 118,405 | 148,537 | 30,132 | 25.4% |

*Source: Ashford Strategic Housing Market Assessment Update 2017.*

# Kent Police

Thu 09/02/2017 08:14

Community Infrastructure Levy Kent <community.infrastructure.levy@kent.pnn.police.uk>

RE: Ashford Local Plan and Infrastructure Planning

To Ashley Taylor

Dear Ashley

Thank you for this and more than happy to provide.

To assist are you able to advise what the projected population increase will be for the period 2017 to 2030, please? I note the document provides the dwelling increase for this period but the population growth is shown as 2011 to 2030.

With that information I can update the Kent Police infrastructure requirements over the 2017 to 2030 period.

Best wishes

Trevor

Trevor R Hall |**Developer Contributions Manager**| Finance Department | Kent & Essex Directorate of Support Services | Kent Police Headquarters | Sutton Road | Maidstone | Kent | ME15 9BZ | DX 134270 Maidstone 8
☎ (external UK) 01622 650151 (external EC) +44 1622 650151 (internal) 19-5151 | community.infrastructure.levy@kent.pnn.police.uk

Kent Police

Support Services
Directorate

Supporting policing in Kent and Essex

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 08 February 2017 14:54
**To:** Community Infrastructure Levy Kent
**Subject:** Ashford Local Plan and Infrastructure Planning

Dear Trevor,

Ashford Borough Council consulted on a draft Local Plan in Summer 2016. This was accompanied by an Infrastructure Delivery Plan which shows what infrastructure and services are needed to support development and what the likely costs of providing the services might be. Thank you for your response to this consultation and the updated information regarding Kent Police's infrastructure requirements.

In order to address consultation responses received and new evidence regarding housing need, we will be making amendments to the draft Local Plan, including increasing the housing provision made in the Plan. We are also updating the Infrastructure Delivery Plan to support this.

I have attached a summary of the revised housing requirements, and would appreciate if you could provide an updated response in terms of Kent Police's requirements for infrastructure as a result of the likely development proposed. Please treat the attached as confidential at this stage.

**Please return your response to us by 10th March 2017.**

If you have any queries or require additional information, please do not hesitate to contact me.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk

*My working days are Tues - Thurs*

# Gas (Southern Gas Networks)

## 2017 Correspondence UKPN

Tue 21/03/2017 10:53

Gavrilov, Dragan <Dragan.Gavrilov@ukpowernetworks.co.uk>

RE: Ashford Local Plan and Infrastructure Planning Sent Nuno and cust email 16/3/17

To Ashley Taylor

Cc MBX-Connections Gateway; Matiringe, Tendai; Hughes, Luke

Good morning Mrs. Taylor,

Thank you for your enquiry and apologies in the delay in our response. As Robert Kemp left our company last year, we only became aware of this enquiry last week.

Unfortunately, the most up to date RPD for Canterbury/Sellindge is the one dated 2014, however we are continuously reviewing the plans to align the projects with the demand increase and the challenges, as they occur.

Looking at the capacity available from our Primary and Grid Substations within Ashford, they all appear to be within their Firm Capacity. Nevertheless, there are reinforcement project associated with most of them, which will all result in an increased capacity for demand (load). Even if this was not the case and whatever you are proposing would be more than the capacity we are planning to install, we will be more than happy to review the plans and provide you with the required capacity without causing any lengthy delays in your development.

The only constraints on the Canterbury/Sellindge network that we are making all developers aware off is in the generation capacity, but if anything, having more demand will only improve the situation.

I have not received any attachments with this enquiry and if you are happy to share some details with myself and our team, we will be able to provide you with a more detailed information for the particular areas which you are planning to develop. I understand that the information that you may provide would not have been formally agreed by the Council and therefore will be threated confidentially.

Please do not hesitate to contact me directly if you have any queries or require further information.

I am taking some leave and will be out of office until the 3rd April, but will try my best to help resolve any queries in the meantime anyway.

Kind regards,

**Dragan Gavrilov** BEng (Hons) MIET
Infrastructure Planning Engineer

**UK Power Networks**
Energy House | Crawley | RH10 1EX
**Tel: 0129 365 7633**
**Mob: 078 1226 2190**
**dragan.gavrilov@ukpowernetworks.co.uk**

---

**From:** Hughes, Luke
**Sent:** 17 March 2017 08:51
**To:** Ashley Taylor <ashley.taylor@ashford.gov.uk>
**Cc:** MBX-Connections Gateway <Connections.Gateway@ukpowernetworks.co.uk>; Gavrilov, Dragan <Dragan.Gavrilov@ukpowernetworks.co.uk>
**Subject:** RE: Ashford Local Plan and Infrastructure Planning Sent Nuno and cust email 16/3/17

Good Morning Mrs Taylor,

Please accept my apologies for our delay in responding to your enquiry. I tried to call you yesterday afternoon but understand you will next be in the office on Tuesday.

One of my team, Dragan Gavrilov, will review our plans for the Canterbury/Sellinge RDP and respond to your enquiry within the next 5 working days.

Kind Regards,
Luke

Luke Hughes
Infrastructure Planning Manager (London and South East Networks)
UK Power Networks
Tel: 07812 262650

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**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 15 March 2017 10:28
**To:** MBX-Connections Gateway <Connections.Gateway@ukpowernetworks.co.uk>
**Subject:** Ashford Local Plan and Infrastructure Planning Sent Nuno and cust email 16/3/17

I am have not yet received a response to the attached correspondence.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

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**From:** MBX-Connections Gateway [mailto:Connections.Gateway@ukpowernetworks.co.uk]
**Sent:** 08 February 2017 11:24
**To:** Ashley Taylor
**Subject:** Automatic Reply

Thank you for contacting the Connections Gateway team at UK Power Networks.

We aim to respond to all emails as soon as possible. Please contact us directly on 0203 324 1460 for an update if you do not hear from us within 5 working days.

Our opening hours are Monday to Friday 08:30 - 17:00.

If you have submitted a request via email and intend to send the original in the post please ensure the hard copy is clearly marked as "duplicate of email" to avoid any double handling.

Kind Regards
The Connections Gateway Team

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# Rail

## Rail Infrastructure Ashford Borough Infrastructure Plan



Wed 14/01/2015 11:23

Stephen.Gasche@kent.gov.uk

FW: Rail Infrastructure Ashford Borough Infrastructure Plan

To Ashley Taylor

Cc Andrew Osborne

You replied to this message on 14/01/2015 12:49.

Ashford Infrastructure Plan - Summary of potential housing development for new Local Plan - Update January 2015.docx
15 KB

Dear Ashley

Thank you for your enquiry. I should be able to answer some of the questions, and to provide contacts at Southeastern and Network Rail for others.

I have included my responses in the text of your e-mail below.

Regards

Stephen Gasche
Principal Transport Planner - Rail
Kent County Council
Invicta House
MAIDSTONE
Kent
ME14 1XX

03000 413490

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 14 January 2015 10:02
**To:** Gasche, Stephen - GT EPE
**Subject:** Rail Infrastructure Ashford Borough Infrastructure Plan

Dear Stephen,

I have been provided your contact details by my colleague Andrew Osborne, who advised you would be the best person to contact about this, as a starting point, before consultation with South Eastern and Network Rail. I am working on Ashford Borough Council's Infrastructure Plan that is being produced to support the delivery of the new Local Plan.

The infrastructure plan will set out what additional infrastructure is required as a result of new development proposed in the Plan, and demonstrate how it will be delivered (timing, funding, delivery mechanisms).

Are you able to help in answering the following questions in relation to rail infrastructure related to Ashford Borough, to inform this work. If this is easier to discuss over the phone, please don't hesitate to give me a call, or if I am best to contact South Eastern and Network Rail directly, would you be able to provide the appropriate contacts.

**Existing provision**

- Is there existing capacity or deficit in demand for rail services for Ashford Borough?
  This needs to be set out route by route:
  - Ashford to London Charing Cross via Tonbridge – adequate capacity to meet existing and increased demand
  - Ashford to Hastings, Eastbourne and Brighton via Rye – inadequate capacity in the peak periods, adequate in the off-peaks
  - Ashford to Sandwich via Folkestone and Dover – adequate capacity
  - Ashford to Ramsgate via Canterbury West – adequate capacity
  - Ashford to London Victoria via Maidstone East – adequate capacity
  - Ashford to London St Pancras via High Speed – inadequate capacity in peaks and some off-peaks, adequate in most off-peaks
  - Ashford to Lille and Brussels via Eurostar – inadequate capacity
  - Ashford to Paris via Eurostar – adequate capacity

- Are there existing plans in place to deal with increase demand as a result of population growth in the Borough?
  The new Southeastern timetable which commenced on 11 January 2015 has enhanced the High Speed service at Ashford substantially in the peak periods, and added some additional capacity in the off-peaks. There will need to be an assessment of the extent to which this additional capacity has met the substantial deficit in capacity at Ashford which existed previously. Southeastern would undertake this in due course, and be best placed to provide any information on this once the new service had been operational for a sufficient period of time.
  The other domestic route with inadequate capacity is operated by Southern via Rye to Hastings and beyond. If electrification is delivered (see below) this will enable an increase in capacity with electric, rather than diesel, operated trains on this route, and eventually it is envisaged that the High Speed network will be extended from Ashford to Bexhill via Rye and Hastings.

- Can you provide details of any existing committed plans/projects to provide additional infrastructure?
  The commitment by Network Rail is to consider and develop plans for electrification of the route via Rye, possibly by 2018/19 but more likely at the beginning of their next Control Period 6 (2019-2024) in 2019/20 or 2020/21. This new infrastructure would enable the service enhancement described above, but would also need to be extended to include a re-modelling of the track layout at Ashford International Station so as to link the western end of platforms 1 & 2 with the Ashford Spurs which link the station with High Speed 1.

The other significant infrastructure project planned at present is the re-signalling of the Ashford Spurs, which is essential if Ashford is to retain its international services. This project is being led by a project management group including KCC and ABC, with the planned outcome of delivery by December 2016. Once this enhancement is in place, an increase in the level of Eurostar service at Ashford to Lille and Brussels may be possible, in order to meet the lack of capacity on this route indicated above.

**Future provision needed as a result of new development/population growth**
See attached note which sets out the current position in terms of housing development and related population increase we are expecting to plan for in the new Local Plan. You will see that the housing provision is likely to be lower than that which is set out in the current Core Strategy.

- Will the levels of development that are proposed in the Council's emerging Local Plan result in any future deficit in demand for services that are not already provided for within existing plans?
  This is a difficult question for me to answer. During 2015, Network Rail will start consultation on the Draft Kent Route Study, which will cover all the domestic rail routes listed above. This will provide the opportunity for Ashford BC to feed in to the consultation. I would suggest that you contact: mike.smith5@networkrail.co.uk as Mike is the Route Enhancement Manager for the Kent Route. You may wish to ask to be a consultee for this process on behalf of ABC. I will be involved for KCC. The Route Study will consider all these issues, especially measuring additional planned population growth against existing and planned rail capacity in Kent. You may also wish to contact Richard.dean@southeasternrailway.co.uk as Richard is the Director of Train Services and would be best placed to respond to your question about High Speed capacity in the new timetable etc.

- How is additional infrastructure funded?
  The electrification and track work identified above would, if delivered, be funded as part of Network Rail's spending plan for Control Period 6. The Ashford Spurs project (for the international services) would be funded by a complex funding package which Andrew Osborne, myself and other colleagues have constructed, involving both UK and EU sources of funding.

I do hope that this is helpful. Please let me know if you think I can provide anything further in the future.

Many thanks and kind regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

Ashley.taylor@ashford.gov.uk
DD: 01233 330254

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## Stagecoach

## Stagecoach Bus meeting: Wednesday 9th December 2015

Attended by:

Dan Carter Principal Planner ABC

Danielle Dunn Policy Officer

John Pugh Stagecoach,

Philip Norwell Stagecoach

The meeting was based around the following questions which were circulated before the meeting:

- How well served is the district by busses? Are there specific issues/pressures that relate to urban provision versus rural provision? What current services are at capacity that need expansion?

- Is there existing capacity or deficit in demand for bus services for Ashford Borough? Where and what are the existing and potential stresses for bus provision within the Borough? How is this currently being overcome? How and what is needed to respond to future growth requirements?

- Are there existing plans in place to deal with increased demand as a result of population growth in the Borough?

- Are there additional soft infrastructure (such as electronic timetables) that are sought to be delivered in the Borough and what potential funding is in place to deliver them? Additionally, are there plans to improve the fleet, introduce new buses etc.?

- Please could you also notify us of any management plans or strategies etc. that you have in place.

The meeting started off with DC setting out the process and requirements of producing an Infrastructure Delivery Plan to support the forthcoming Local Plan.

Then JP from Stagecoach set out the current process of delivering infrastructure and why and how people use buses.

This outlined buses have to be a more attractive proposal than using their car, quality bus services need to be provided. This entails:

More frequency of bus services

Better and more provision of bus stops

Start-up funding for bus services and a bus service needs to be provided early on in a development, so that people start using it early on. If they don't use it then you run the risk of them starting to use their cars, once they use their cars then you have lost them, they will not revert to bus travel.

Therefore, bus route need to form part of the early discussions of bus .

The need for priority routes

The meeting discussed the need for real-time boards on bus stops. However, it was set out that this need was unlikely with the current high usage of smartphones. People do not need to look at a real-time board, if they track a bus using a real-time app on their phone, which is the preferred approach now. However, it is likely that there will be a future need for Wifi on buses.

Issues with the existing network were identified as:

Capacity Issues at Bank Street

Ashford was identified as a key Interchange and although a bus station was not required, work needed to be undertaken on connecting the key interchanges at Park Street and Bank Street. It was explained that people who already use buses don't mind walking to make bus connections. But it is more difficult to encourage non-bus users to undertake this transition.

Other things discussed in the meeting include Stagecoaches need for a bus depot. They are soon to grow out of this site and they will be looking for a new site to accommodate 60 buses.

# Waste and Recycling Collection (ABC)

## Initial response from ABC waste – summary

**Discussion with Jonathan Longley, Environmental Contracts and Operations Manager, Street Scene and Open Spaces, ABC. 27.01.15**

**Existing provision**

- I understand significant investment has recently been made in relation to the new recycling and refuse collections service – could you provide a summary of the existing infrastructure and recent improvements?

Biffa are the Council's contractor responsible for running the Council's waste and recycling collection scheme. The main infrastructure consists of a depot at Cobbs Woods, which supports a number of refuse vehicles used for collection. Waste and recycling is taken to the Transfer Station (also at Cobbs Woods), which is the responsibility of Kent County Council as the authority responsible for waste disposal.

- Are there any existing deficits or is there spare capacity in the infrastructure to deal with existing demand?

There are no existing deficits with ABC infrastructure, and there is some spare capacity to deal with a small increase in demand over the coming years.

Waste transfer station at Cobbs Wood (KCC responsibility) has recently been upgraded, however there are concerns about whether this is fit for purpose to deal existing demand.

- Are there any committed plans/projects in the pipeline to provide additional infrastructure?

Biffa are currently going though their budgeting process for next year, and it is likely that a couple of additional vehicles will be added to the fleet to deal with increasing demand.

**Future provision needed as a result of new development**

- Is there a specific process/model for planning for additional waste and recycling collection infrastructure as a result of new development/population growth?

Biffa is responsible for ensuring that there is sufficient infrastructure capacity to deal with growth in demand. This will mainly be in the form of capacity at the depot, the need for new vehicles, additional staff and potential changes to collection rounds. Reviews are carried out on an annual basis to determine whether additional capacity is required. Predicted housing completions are taken into consideration in this. One vehicle daily services about 1000 properties, approximately 5,000 properties equates to one additional vehicle.

- What (if any) additional infrastructure will be required to support the development which is proposed in the Local Plan? See attached note which sets out the current know position in terms of housing development we are expecting to plan for. If you need further information regarding potential sites before this question can be answered, please let me know.

This is difficult to predict over such a long period of time. There are a number of external factors which impact upon waste collection demand, including local demand and commercial factors, such as the value of recyclable material. Whilst the number of properties to be serviced may increase, there is a drive to reduce the amount of waste and recycling per property, and therefore this may even out. There are unlikely to be any major short term (5 years) infrastructure requirements, but potentially sometime over the plan period extensions to the depot may be required.

The specific location of development is unlikely to impact upon the level of additional provision required.

New development should ensure that the layout enables refuse collection vehicle access and turning, and the there is sufficient refuse storage provided for each property.

- How is additional infrastructure funded? Is this mainly through council tax charges?

The Council make an annual payment to Biffa to run the service. Biffa are then responsible for ensuring that sufficient infrastructure is in place to deliver the service. The payments increase as the number of properties in the Borough increases. This is funded through a combination of council tax and funding provided by KCC (Enabling Payment), which is received if we achieve a certain level of recycling.

## Waste Water (Southern Water)

## SW Initial Response 30.10.14

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

**Understanding the baseline position**

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

   Southern Water is the statutory sewerage undertaker in Ashford Borough, providing wastewater services to the town of Ashford and rural villages. We have a statutory obligation to provide wastewater services to existing customers and planned new development, as outlined in the National Planning Practice Guidance, ID 34-004-20140306.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

   We have a statutory obligation to provide capacity for new development, and to comply with environmental permits. We report annually to Ofwat, the water industry's economic regulator. Our performance is also monitored by the Environment Agency, the environmental regulator.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

   We are in the process of finalising the 2014 price review which covers the investment period 2015-2020. We are expecting Ofwat's price determination in December, and will then prepare an investment programme based on the price determination. We look to work in collaboration with planning authorities and developers to ensure that the infrastructure required to serve new development is delivered in parallel with it.

**Details of potential future deficits as a result of proposed development**

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan result in any future deficits in demand for services?

   It is likely that investment will be required to deliver additional wastewater treatment capacity to serve the development. This can be planned and funded through the water industry's price review process. As this is carried out every five years, there are repeated opportunities over the life time of the Local Plan to plan investment. The planning authority's adopted development plan documents and five year supply of housing have informed our planning for the period 2015 to 2020. Future adopted documents will be an important part of our evidence base for the price review in 2019. Adoption provides the planning certainty we require to support proposals to Ofwat.

It is likely that additional capacity will also be required in the sewerage system to accommodate additional flows (the sewerage system is the network of sewers and associated facilities that convey wastewater to the treatment works for treatment). We look to work in collaboration with planning authorities and developers to ensure that this infrastructure is delivered in parallel with the development. The need for individual development sites to provide a connection to the sewerage system at the nearest point of adequate capacity is recognised in the adopted Urban Sites and Infrastructure DPD. We welcome this recognition and look to achieve similar policy support in future land allocations.

**5.** What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

See answer to question 4 above.

a. location of the infrastructure (this may be within or outside of the Borough)

This will depend on the precise location of the development proposed. Wastewater catchments are complex and discreet so the precise location of development will determine which catchment will receive the flows, and precisely where connections will be made to the sewerage system.

b. timescale for requirements of infrastructure

This will depend on the timing of development. Past experience indicates that timing is often dependent on economic climate. Many of our planning authorities have therefore been unable to deliver homes at the rate originally intended. We look to maintain a flexible approach in order to deliver infrastructure in the right place when the development comes forward.

c. cost of infrastructure

We are unable to provide costs as this could compromise competitive tendering and our ability to achieve the best price for our customers.

d. actual or potential sources of funding

Additional wastewater treatment capacity can be funded by Southern Water through the price review process. Developer contributions will be required towards local sewerage infrastructure as Ofwat expects us to recover new development costs. This ensures that the infrastructure is paid for by those who directly benefit from it, and protects existing customers who would otherwise have to pay through increased general charges. We look to enter into direct agreements with developers, supported by the planning authority.

e. whether the project is already committed to be delivered in existing delivery programmes

As explained above we do not yet have a finalised investment programme for the period 2015 to 2020.

f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land

Land requirements for wastewater services would fall within the remit of the waste planning authority (Kent County Council). We would welcome support from the Borough Council when/if requirements are identified within the Borough.

**6.** Would a further increase in planned housing growth of approximately 10% (additional 1500 homes) result in additional deficits and infrastructure requirements than those outlined in answer to the previous questions?

Southern Water has a statutory obligation to serve new development, and any additional investment could be planned through the price review process provided there is good forward planning. Adoption of development plan documents provides the planning certainty we require and will support our evidence base to Ofwat.

# SW Update Response March 2016

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

**Understanding the baseline position**

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

   Southern Water is the statutory sewerage undertaker in Ashford Borough, providing wastewater services to the town of Ashford and rural villages. We have a statutory obligation to provide wastewater services to existing customers and planned new development, as outlined in the National Planning Practice Guidance, ID 34-004-20140306.

   No update as the position remains the same.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

   We have a statutory obligation to provide capacity for new development, and to comply with environmental permits. We report annually to Ofwat, the water industry's economic regulator. Our performance is also monitored by the Environment Agency, the environmental regulator.

   No update as the position remains the same.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

   We are in the process of finalising the 2014 price review which covers the investment period 2015-2020. We are expecting Ofwat's price determination in December, and will then prepare an investment programme based on the price determination. We look to work in collaboration with planning authorities and developers to ensure that the infrastructure required to serve new development is delivered in parallel with it.

   Update on investment programme: Southern Water continues to review investment need on a regular basis. The timing of investment for growth and new development will depend on the timing of development coming forward. Based on Ofwat's price determination we need to take a flexible approach so that we only invest where the need for that investment is confirmed. Our investment programme is therefore subject to change. Schemes will go through a governance process and be brought forward in collaboration with developers and planning authorities.

**Details of potential future deficits as a result of proposed development**

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan result in any future deficits in demand for services?

It is likely that investment will be required to deliver additional wastewater treatment capacity to serve the development. This can be planned and funded through the water industry's price review process. As this is carried out every five years, there are repeated opportunities over the life time of the Local Plan to plan investment. The planning authority's adopted development plan documents and five year supply of housing have informed our planning for the period 2015 to 2020. Future adopted documents will be an important part of our evidence base for the price review in 2019. Adoption provides the planning certainty we require to support proposals to Ofwat.

It is likely that additional capacity will also be required in the sewerage system to accommodate additional flows (the sewerage system is the network of sewers and associated facilities that convey wastewater to the treatment works for treatment). We look to work in collaboration with planning authorities and developers to ensure that this infrastructure is delivered in parallel with the development. The need for individual development sites to provide a connection to the sewerage system at the nearest point of adequate capacity is recognised in the adopted Urban Sites and Infrastructure DPD. We welcome this recognition and look to achieve similar policy support in future land allocations.

No update as the position remains the same.

**5.** What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

See answer to question 4 above.

a. location of the infrastructure (this may be within or outside of the Borough)

This will depend on the precise location of the development proposed. Wastewater catchments are complex and discreet so the precise location of development will determine which catchment will receive the flows, and precisely where connections will be made to the sewerage system.

No update as the position remains the same.

b. timescale for requirements of infrastructure

This will depend on the timing of development. Past experience indicates that timing is often dependent on economic climate. Many of our planning authorities have therefore been unable to deliver homes at the rate originally intended. We look to maintain a flexible approach in order to deliver infrastructure in the right place when the development comes forward.

No update as the position remains the same.

c. cost of infrastructure

We are unable to provide costs as this could compromise competitive tendering and our ability to achieve the best price for our customers.

No update as the position remains the same.

d. actual or potential sources of funding

Additional wastewater treatment capacity can be funded by Southern Water through the price review process. Developer contributions will be required towards local sewerage infrastructure as Ofwat expects us to recover new development costs. This ensures that the infrastructure is paid for by those who directly benefit from it, and protects existing customers who would otherwise have to pay through increased general charges. We look to enter into direct agreements with developers, supported by the planning authority.

No update as the position remains the same.

e. whether the project is already committed to be delivered in existing delivery programmes

As explained above we do not yet have a finalised investment programme for the period 2015 to 2020.

Update on the investment programme: We will only invest where the need for investment is confirmed as development comes forward. The investment programme is therefore subject to change and projects will only be committed when development comes forward. We will work in collaboration with developers and planning authorities.

f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land

Land requirements for wastewater services would fall within the remit of the waste planning authority (Kent County Council). We would welcome support from the Borough Council when/if requirements are identified within the Borough.

No update as the position remains the same.

**6.** Would a further increase in planned housing growth of approximately 10% (additional 1500 homes) result in additional deficits and infrastructure requirements than those outlined in answer to the previous questions?

Southern Water has a statutory obligation to serve new development, and any additional investment could be planned through the price review process provided there is good forward planning. Adoption of development plan documents provides the planning certainty we require and will support our evidence base to Ofwat.

No update as the position remains the same.

# Update from SW Feb 2015

Thu 19/02/2015 15:15

Policy, Planning <Planning.Policy@southernwater.co.uk>

RE: Ashford Local Plan and Infrastructure Planning

To Ashley Taylor

You replied to this message on 03/03/2016 14:57.

Dear Ashley,

The latest news is available on our website: https://www.southernwater.co.uk/latest-news/southern-water-update-on-ofwat-final-determination

In a nutshell, we have recently accepted Ofwat's final price determination and are now in the process of drawing up an investment programme for the next five years. From a new development perspective, we look to work in collaboration with planning authorities and developers to ensure that the infrastructure required to serve new development is delivered in parallel with it. We need flexibility in our programme as the precise timing of development is not usually set out in Local Plans. Sometimes development progresses sooner than anticipated, other times there are delays for a variety of reasons. We look to deliver infrastructure when it is needed so that it is not left under-utilised for significant lengths of time.

Kind regards,
Susan

Susan Solbra
Regional Planning Manager
Infrastructure

01273 663189 (direct)
www.southernwater.co.uk

*Southern Water, Southern House, Lewes Road, Brighton, BN1 9PY*

---

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 13 February 2015 16:06
**To:** Policy, Planning
**Subject:** RE: Ashford Local Plan and Infrastructure Planning

Dear Susan,

Are you able to provide an update on where Southern Water are with their 2014 price review and investment programme for 2015-2020?

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

Ashley.taylor@ashford.gov.uk
DD: 01233 330254

---

**From:** Policy, Planning [mailto:Planning.Policy@southernwater.co.uk]
**Sent:** 30 October 2014 13:05
**To:** Ashley Taylor
**Cc:** Warner, Will
**Subject:** RE: Ashford Local Plan and Infrastructure Planning

Dear Ashley,

Further to your email below, please see Southern Water's response attached.

Please note that Southern Water would not normally seek developer contributions through S106 agreements or the Community Infrastructure Levy.

Developer contributions towards site-specific sewerage infrastructure may be required but we would look to enter into direct agreements with developers, facilitated by planning policies and planning conditions. We would take future income from customers into account so that the developer would only need to fund a proportion of the total cost.

Regards,
Susan

Susan Solbra
Regional Planning Manager
Infrastructure

01273 663189 (direct)
www.southernwater.co.uk

*Southern Water, Southern House, Lewes Road, Brighton, BN1 9PY*

**From:** Warner, Will
**Sent:** 07 October 2014 16:54
**To:** 'Ashley Taylor'
**Cc:** Solbra, Susan
**Subject:** RE: Ashford Local Plan and Infrastructure Planning

Ashley,

Thank you for your message below. I confirm that I have liaised internally with our Planning Policy Team, who will be responding back to you prior to the end of October, in line with your deadline. I would ask that any future planning policy related consultation requests be directed to the following mailbox: planningpolicy@southernwater.co.uk.

Many thanks.

Regards,
Will

**Will Warner**
**Wastewater & Environmental Policy Manager**
**Southern Water**
Direct Dial: 01903 272035
Mobile: 07795 337538

---

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 03 October 2014 12:20
**To:** Warner, Will
**Subject:** Ashford Local Plan and Infrastructure Planning

Dear Will,

As you are aware Ashford Borough Council is in the process of reviewing its Local Plan (formerly the Core Strategy). As part of this we are also preparing an Infrastructure Plan.

The purpose of the infrastructure planning work is for us to understand existing and future deficits in infrastructure, and to identity what infrastructure will be required to support the development proposed in the Local Plan and how the infrastructure will be delivered. The key outcome of the work is in to ensure that the proposed development in the Local Plan can be supported by the necessary infrastructure at the appropriate time. The work will also inform decisions regarding potential funding through developments, either from S106 agreements or through the Community Infrastructure Levy.

We wish to engage with infrastructure providers throughout the process of developing the Local Plan, and the purpose of this correspondence is to establish initial contact with the appropriate people within your organisation, and to request baseline information and an initial assessment of the potential infrastructure requirements from the development being proposed in the Local Plan.

I have attached a paper setting out our current position with regard to population growth and housing requirements expected to be provided for in the Local Plan, and an explanation of our work plan over the coming months, and where we hope you can feed in.

I have also attached a list of questions/information requirements that I hope you will be able to assist with. I understand that you may not be able to provide all of this information at this time, and that most of the detail will have to be developed as we have a better idea of all the development sites being proposed. We are hoping we can use any information you are able to provide at this stage regarding existing capacity and deficit in informing our decisions regarding potential locations of new development.

If you feel it would be beneficial to hold a meeting to discuss these issues, we would be more than happy to do so. Or please feel free to give me a call to discuss any issues.

I would appreciate if you could confirm that you are the correct contact within your organisation, and if you will be able to provide an initial response by the end of October 2014. If you are not the correct contact please advise who this should be directed to.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

Ashley.taylor@ashford.gov.uk
DD: 01233 330254

## Water Supply (South East Water)

# 2017 Update from South East Water



Tue 07/02/2017 16:54

Dance, Lee <Lee.Dance@southeastwater.co.uk>

RE: Ashford Local Plan to 2030

To Ashley Taylor; Matthew Nouch

Cc Evans, Brad

Many thanks


**Lee Dance**
Head of Water Resources
South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 87 3904 / 07976 820943
Lee.Dance@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*


**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 07 February 2017 09:12
**To:** Dance, Lee <Lee.Dance@southeastwater.co.uk>; Matthew Nouch <Matthew.Nouch@ashford.gov.uk>
**Cc:** Evans, Brad <Brad.Evans@southeastwater.co.uk>
**Subject:** RE: Ashford Local Plan to 2030

******** External Mail ********

Dear Lee,

Many thanks for your response to our queries. Given that there do not appear to be any major outstanding issues it probably isn't necessary for us to have a meeting at this stage.

I will come back to you on your questions regarding the 110l/h/d.

Kind Regards

Ashley


Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk


*My working days are Tues - Thurs*

**From:** Dance, Lee [mailto:Lee.Dance@southeastwater.co.uk]
**Sent:** 06 February 2017 19:26
**To:** Ashley Taylor; Matthew Nouch
**Cc:** Evans, Brad
**Subject:** RE: Ashford Local Plan to 2030

Good evening Ashley and Matthew,

I am writing in relation to the documents sent through recently and our meeting scheduled for tomorrow morning.

Concerning your questions to South East Water:

1. Reg. 19 Ashford Local Plan 2030 – South East Water did not respond because there is no change in our position with regard to water resources provision caused by the latest information i.e. there are no site specific issues re. water supply.
2. ENV7 – Policy is fine – but can you clarify this 110 l/h/d includes outdoor use or not? How will the local plan measure this is being achieved?
3. ENV8 – Policy is fine
4. ENV11 – Policy is fine, but what is delivered? Is it the 110l/h/d?

2. Proposed revisions to local plan – the revised numbers and locations you sent though are fine and accommodated by the water resources management plan.

3. There are no changes required to our original response concerning infrastructure provision i.e. answer remains the same.

4. Comments received on Rep 19 reps – Yes the issue raised by CPRE is covered through our WRMP.

With regard to the meeting tomorrow morning. I can no longer make it. I am really sorry for the late notice. I can offer alternative dates and times:

- Wednesday 8th February 08:30 till 10:100 at Ashford
- Monday 10th February 08:30 till 10:100 at Ashford
- Tuesday 14th February 09: till 11am at Ashford.

Please let me know if any of these dates are convenient.

Many thanks
Lee

**Lee Dance**
Head of Water Resources
South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 87 3904 / 07976 820943
Lee.Dance@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 31 January 2017 16:55
**To:** Dance, Lee <Lee.Dance@southeastwater.co.uk>
**Cc:** Villar, Maria O <maria.villar@southeastwater.co.uk>; Evans, Brad <Brad.Evans@southeastwater.co.uk>; Matthew Nouch <Matthew.Nouch@ashford.gov.uk>
**Subject:** RE: Ashford Local Plan to 2030

******** External Mail ********

Dear Lee,

Further to your correspondence with my colleague Matthew, and ahead of our meeting next week, I have set out in the attached note the key areas we would like to discuss with you.

Any queries in advance of the meeting, please let me know.

I would appreciate if you could treat the attached information regarding potential revised Local Plan housing numbers and sites as confidential, as there has been no formal agreement to them at this stage.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

01233 330213
ashley.taylor@ashford.gov.uk

*My working days are Tues - Thurs*

**From:** Dance, Lee [mailto:Lee.Dance@southeastwater.co.uk]
**Sent:** 24 January 2017 09:19
**To:** Matthew Nouch
**Cc:** Villar, Maria O; Evans, Brad; Ashley Taylor
**Subject:** RE: Ashford Local Plan to 2030

Matthew,

Look forward to seeing you on the 7th.

Many thanks
Lee

**Lee Dance**
Head of Water Resources
South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 87 3904 / 07976 820943
Lee.Dance@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*

**From:** Matthew Nouch [mailto:Matthew.Nouch@ashford.gov.uk]
**Sent:** 24 January 2017 09:02
**To:** Dance, Lee <Lee.Dance@southeastwater.co.uk>
**Cc:** Villar, Maria O <maria.villar@southeastwater.co.uk>; Evans, Brad <Brad.Evans@southeastwater.co.uk>; Ashley Taylor <ashley.taylor@ashford.gov.uk>
**Subject:** RE: Ashford Local Plan to 2030

******** External Mail ********

Dear Lee,

Many thanks to both you (and to Brad) for getting back to me and offering your assistance.

We would be delighted to meet with you on Tuesday 7th February here at Ashford Civic Centre at 10am if that is convenient for you (many apologies, I will not be in the office on Thursday 2nd).

We are working up a list of policy issues related to South East Water's role in enabling delivery of the draft Local Plan to 2030, and I hope to be able to send something through to you in the next week in advance of the meeting.

We look forward to seeing you then.

Matthew

Matthew Nouch
**Policy Planner**

Ashford Borough Council, Tannery Lane, Ashford, Kent TN23 1PL
01233 330254

**From:** Dance, Lee [mailto:Lee.Dance@southeastwater.co.uk]
**Sent:** 24 January 2017 08:32
**To:** Matthew Nouch
**Cc:** Villar, Maria O; Evans, Brad
**Subject:** RE: Ashford Local Plan to 2030

Good morning Matthew,

I live in Ashford and often work from home. So I am available to meet with you on the morning of the 2nd of February or the morning of the 7th of February.

It will be helpful if you were able to set out your main questions / requirements very briefly and send to me in advance.

Thanks
Lee

**Lee Dance**
Head of Water Resources
South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 87 3904 / 07976 820943
Lee.Dance@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*

**From:** Matthew Nouch [mailto:Matthew.Nouch@ashford.gov.uk]
**Sent:** 13 January 2017 10:32
**To:** Dance, Lee <Lee.Dance@southeastwater.co.uk>
**Subject:** FW: Ashford Local Plan to 2030

******** External Mail ********

Dear Lee,

Many thanks to both you (and to Brad) for getting back to me and offering your assistance.

We would be delighted to meet with you on Tuesday 7th February here at Ashford Civic Centre at 10am if that is convenient for you (many apologies, I will not be in the office on Thursday 2nd).

We are working up a list of policy issues related to South East Water's role in enabling delivery of the draft Local Plan to 2030, and I hope to be able to send something through to you in the next week in advance of the meeting.

We look forward to seeing you then.

Matthew

Matthew Nouch
**Policy Planner**

Ashford Borough Council, Tannery Lane, Ashford, Kent TN23 1PL
01233 330254

**From:** Dance, Lee [mailto:Lee.Dance@southeastwater.co.uk]
**Sent:** 24 January 2017 08:32
**To:** Matthew Nouch
**Cc:** Villar, Maria O; Evans, Brad
**Subject:** RE: Ashford Local Plan to 2030

Good morning Matthew,

I live in Ashford and often work from home. So I am available to meet with you on the morning of the 2nd of February or the morning of the 7th of February.

It will be helpful if you were able to set out your main questions / requirements very briefly and send to me in advance.

Thanks
Lee

**Lee Dance**
Head of Water Resources
South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 87 3904 / 07976 820943
Lee.Dance@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*

**From:** Matthew Nouch [mailto:Matthew.Nouch@ashford.gov.uk]
**Sent:** 13 January 2017 10:32
**To:** Dance, Lee <Lee.Dance@southeastwater.co.uk>
**Subject:** FW: Ashford Local Plan to 2030

******** External Mail ********

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**From:** Matthew Nouch
**Sent:** 13 January 2017 10:31
**To:** 'Evans, Brad'; 'Villar, Maria O'
**Subject:** RE: Ashford Local Plan to 2030

Dear Brad, Lee and Maria,

Further to my email in October, we would still really appreciate being able to meet with you to discuss some of the issues raised in our Local Plan consultation responses. This would ensure the avoidance potential problems and issues at the planning application stage, so that unnecessary compromises do not have to be made. I have tried to call, but have been unable to catch you to arrange a meeting.

If you could get back to me as a matter of some urgency with some potential dates. We would be content to travel to you.

Kind regards,
Matthew

Matthew Nouch
**Policy Planner**

Ashford Borough Council, Tannery Lane, Ashford, Kent TN23 1PL
01233 330254

---

**From:** Matthew Nouch
**Sent:** 11 October 2016 10:55
**To:** 'Evans, Brad'; 'Villar, Maria O'
**Cc:** Ashley Taylor
**Subject:** RE: Ashford Local Plan to 2030

Dear Brad,

Many thanks for getting back to me.

That's not a problem about October, but can I propose a meeting in mid-November, say, 15th November?

This is potentially the latest that we will be able to incorporate any changes into the Local Plan to incorporate South East Water's requests and requirements into policy for the period to 2030.

I know, Brad, the forward planning is not necessarily your area of concern, but I wonder if you know why there was no official representation made by SEW to the draft Local Plan during the consultation period?

I look forward to hearing from you soon,

Matthew

Dr Matthew Nouch
**Policy Planner**

Ashford Borough Council, Tannery Lane, Ashford, Kent TN23 1PL
01233 330229

---

**From:** Evans, Brad [mailto:Brad.Evans@southeastwater.co.uk]
**Sent:** 11 October 2016 09:55
**To:** Matthew Nouch
**Subject:** RE: Ashford Local Plan to 2030

Good morning Matthew

I'm not going to be able to make any time available in October I'm afraid.
I'm not sure what availability Maria has, but we may need to push this back to later in the year whilst we are bringing our new staff up to speed on a few areas –which should help free up some of our time.

Regards

Brad

**Brad Evans**
Supply Demand Manager
Water Resources & Environmental, South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 27 6372 / 07740 052246
Brad.Evans@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*

**From:** Matthew Nouch [mailto:Matthew.Nouch@ashford.gov.uk]
**Sent:** 04 October 2016 15:56
**To:** Evans, Brad; Water Resources & Environmental; Villar, Maria O
**Cc:** Ashley Taylor
**Subject:** Ashford Local Plan to 2030

******** External Mail ********

Dear Brad / Laia / Maria,

As you know, Ashford's Local Plan to 2030 consultation closed on 10th August and we have been reviewing the representations made against both site and topic policy areas.

Although we did not receive any official representation from South East Water during the consultation period, we would very much like to engage with you directly with regard to the draft plan, representations received, and how the plan can support your demand forecasting. Additionally, it would be very useful to gauge any specific delivery issues you perceive emerging from the plan.

To this end, it would be very helpful to meet with you over the next few weeks. Can I propose a meeting here at Civic Centre, Tannery Lane, Ashford TN23 1PL on Wednesday 26th October at 1400.

Please advise whether you are able to attend, or feel free to propose an alternative time.

Matthew

Dr Matthew Nouch
**Policy Planner**

Ashford Borough Council, Tannery Lane, Ashford, Kent TN23 1PL
01233 330229

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# RE Ashford Local Plan and Infrastructure Planning 14/10/2014



Tue 14/10/2014 09:00

Avory, Gemma <Gemma.Avory@southeastwater.co.uk>

RE: Ashford Local Plan and Infrastructure Planning

To Ashley Taylor

Morning,

Apologies for not responding sooner but I have been away on leave.

I am the correct person to collate the response for this and I will need to review it and send to other colleagues for a response in relation to infrastructure requirements.

Hopefully we can get back to you by the end of October.

Kind regards
Gemma

**Gemma Avory**
Water Resources Planner Demand Forecast
Water Resources & Environmental, South East Water
Rocfort Road, Snodland, Kent, ME6 5AH
01634 87 3215 / 07824 437009
Gemma.Avory@southeastwater.co.uk / www.southeastwater.co.uk
*Please consider the environment before printing this e-mail*

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 03 October 2014 12:18
**To:** Avory, Gemma
**Subject:** Ashford Local Plan and Infrastructure Planning

Dear Gemma,

As you are aware Ashford Borough Council is in the process of reviewing its Local Plan (formerly the Core Strategy). As part of this we are also preparing an Infrastructure Plan.

The purpose of the infrastructure planning work is for us to understand existing and future deficits in infrastructure, and to identity what infrastructure will be required to support the development proposed in the Local Plan and how the infrastructure will be delivered. The key outcome of the work is in to ensure that the proposed development in the Local Plan can be supported by the necessary infrastructure at the appropriate time. The work will also inform decisions regarding potential funding through developments, either from S106 agreements or through the Community Infrastructure Levy.

We wish to engage with infrastructure providers throughout the process of developing the Local Plan, and the purpose of this correspondence is to establish initial contact with the appropriate people within your organisation, and to request baseline information and an initial assessment of the potential infrastructure requirements from the development being proposed in the Local Plan.

I have attached a paper setting out our current position with regard to population growth and housing requirements expected to be provided for in the Local Plan, and an explanation of our work plan over the coming months, and where we hope you can feed in.

I have also attached a list of questions/information requirements that I hope you will be able to assist with. I understand that you may not be able to provide all of this information at this time, and that most of the detail will have to be developed as we have a better idea of all the development sites being proposed. We are hoping we can use any information you are able to provide at this stage regarding existing capacity and deficit in informing our decisions regarding potential locations of new development.

If you feel it would be beneficial to hold a meeting to discuss these issues, we would be more than happy to do so. Or please feel free to give me a call to discuss any issues.

I would appreciate if you could confirm that you are the correct contact within your organisation, and if you will be able to provide an initial response by the end of October 2014. If you are not the correct contact please advise who this should be directed to.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

Ashley.taylor@ashford.gov.uk
DD: 01233 330254

# South East Water Response 31.10.14

Fri 31/10/2014 09:38

Frisby, Gemma <Gemma.Frisby@southeastwater.co.uk>

RE: Ashford Local Plan and Infrastructure Planning

To Ashley Taylor

You forwarded this message on 03/11/2014 14:51.

Ashford Infrastructure Plan - Questions for Infrastructure Providers - October 2014 SEW response.docx
18 KB

Morning,

Please find attached a response to the email you sent a while ago.

If you have any further queries please do not hesitate to get in touch.

Kind regards
Gemma

**Gemma Frisby**
Water Resources Planner Demand Forecast
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*Please consider the environment before printing this e-mail*

**From:** Ashley Taylor [mailto:ashley.taylor@ashford.gov.uk]
**Sent:** 03 October 2014 12:18
**To:** Avory, Gemma
**Subject:** Ashford Local Plan and Infrastructure Planning

Dear Gemma,

As you are aware Ashford Borough Council is in the process of reviewing its Local Plan (formerly the Core Strategy). As part of this we are also preparing an Infrastructure Plan.

The purpose of the infrastructure planning work is for us to understand existing and future deficits in infrastructure, and to identity what infrastructure will be required to support the development proposed in the Local Plan and how the infrastructure will be delivered. The key outcome of the work is in to ensure that the proposed development in the Local Plan can be supported by the necessary infrastructure at the appropriate time. The work will also inform decisions regarding potential funding through developments, either from S106 agreements or through the Community Infrastructure Levy.

We wish to engage with infrastructure providers throughout the process of developing the Local Plan, and the purpose of this correspondence is to establish initial contact with the appropriate people within your organisation, and to request baseline information and an initial assessment of the potential infrastructure requirements from the development being proposed in the Local Plan.

I have attached a paper setting out our current position with regard to population growth and housing requirements expected to be provided for in the Local Plan, and an explanation of our work plan over the coming months, and where we hope you can feed in.

I have also attached a list of questions/information requirements that I hope you will be able to assist with. I understand that you may not be able to provide all of this information at this time, and that most of the detail will have to be developed as we have a better idea of all the development sites being proposed. We are hoping we can use any information you are able to provide at this stage regarding existing capacity and deficit in informing our decisions regarding potential locations of new development.

If you feel it would be beneficial to hold a meeting to discuss these issues, we would be more than happy to do so. Or please feel free to give me a call to discuss any issues.

I would appreciate if you could confirm that you are the correct contact within your organisation, and if you will be able to provide an initial response by the end of October 2014. If you are not the correct contact please advise who this should be directed to.

Kind Regards

Ashley

Mrs Ashley Taylor
Principal Policy Planner
Ashford Borough Council

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DD: 01233 330254

**Questions for infrastructure providers to inform Ashford Local Plan and Infrastructure Plan**

**Understanding the baseline position**

1. Is there existing capacity or deficit in demand for services across Ashford Borough? Please be as specific as possible with regard to location of any capacity or deficits.

Each water company is legally required to prepare a Water Resources Management Plan (WRMP) every five years. WRMPs set out how water companies will maintain the long-term balance between demand for water and available supplies over a 25 year period.

South East Water's current and approved Water Resources Management Plan (WRMP14) identifies the need for new water resources and enhanced demand management programmes across Resource Zone 8, where Ashford lies. This will ensure we meet demand within the planning period to 2040 arising from housing growth, climate change impacts and environmental requirements.

To address the shortfall in resources South East Water is planning to deliver a range of measures, including a mix of demand management initiatives (leakage and water efficiency) and new resources. Within Ashford Borough, this will include a new reservoir at Broad Oak required by 2033. There will also be a strategic review of options in East Kent with Southern Water and Affinity Water before 2018.

2. Do you apply service or infrastructure standards to determine whether there is capacity or deficit in demand for services? If so, please provide details of these.

We assess the ability of the water mains network to continue to supply new and existing customers with sufficient flow and pressure and our Business Plan includes investment in reinforcement where necessary to ensure we can supply such sites as proposed across the district. We have a statutory duty to supply any reasonable additional demand requested for domestic purposes

However, we are aware that extensive development is planned across Ashford. New mains will be required for this development to reinforce our existing network to meet the additional demand and this may cause temporary disruption to traffic in the surrounding areas.

The Water Act enables us to charge developers for a contribution towards any reinforcement and new mains required as a result of new development to ensure we maintain levels of service for both new and existing customers.

3. Please provide details of existing committed infrastructure delivery that is planned to serve the Borough.

We are aware that extensive development is planned across Ashford. New mains will be required for this development to reinforce our existing network to meet the additional demand and this may cause temporary disruption to traffic in the surrounding areas.

The Water Act enables us to charge developers for a contribution towards any reinforcement and new mains required as a result of new development to ensure we maintain levels of service for both new and existing customers.

In order to supply the additional demand we have identified that we will need to construct a new service reservoir at Aldington to provide storage for balancing daily supply and demand and some resilience for customers. There will be associated main laying to connect the reservoir into our system on the east side of Ashford where the water will come from and into the development on the south side. We will also need to reinforce our mains network on the North East side of Ashford back towards Canterbury

**Details of potential future deficits as a result of proposed development**

4. Will the levels and locations of development that are proposed in the Council's emerging Local Plan result in any future deficits in demand for services?

The WRMP has taken full account of the planned housing growth numbers projected by Ashford Borough Council. We have included over 23,000 homes for the Ashford borough in our WRMP. There is also a buffer (known as Headroom) to allow for any unplanned growth and uncertainties.

We have completed sensitivity testing on our plans using the housing numbers and we can assure you that in the context of our current water resource plan, we are able to confirm that our published planned programme will be fully able to satisfy the growth in demands within our supply area proposed in your Local Plan.

5. What new or improved infrastructure will be needed to support the proposed development and population growth in the emerging Local Plan? Including details of:

    a. location of the infrastructure (this may be within or outside of the Borough)
    b. timescale for requirements of infrastructure
    c. cost of infrastructure
    d. actual or potential sources of funding
    e. whether the project is already committed to be delivered in existing delivery programmes
    f. whether land would need to be allocated or safeguarded to ensure the delivery of the infrastructure, and details of such land

As mentioned previously we are aware that extensive development is planned across Ashford. New mains will be required for this development to reinforce our existing network to meet the additional demand and this may cause temporary disruption to traffic in the surrounding areas.

The Water Act enables us to charge developers for a contribution towards any reinforcement and new mains required as a result of new development to ensure we maintain levels of service for both new and existing customers.

In order to supply the additional demand we have identified that we will need to construct a new service reservoir at Aldington to provide storage for balancing daily supply and demand and some resilience for customers. There will be associated main laying to connect the reservoir into our system on the east side of Ashford where the water will come from and into the development on the south side. We will also need to reinforce our mains network on the North East side of Ashford back towards Canterbury

The planned reservoir in Canterbury is expected to be on line by 2033 to ensure supplies to Resource Zone 8 which will include Ashford.

6. Would a further increase in planned housing growth of approximately 10% (additional 1500 homes) result in additional deficits and infrastructure requirements than those outlined in answer to the previous questions?

No. We have included higher housing numbers in our WRMP and Business Plan to ensure we have enough resources to meet the future needs of our customers and also to ensure we have adequate infrastructure and networks to deliver the water. However, new mains will be required along with reinforcing our current network which will need to be factored into future developments.

# APPENDIX 5 – KEY STAKEHOLDER EVENTS

Table ** Schedule of correspondence/other liaison with external Infrastructure Providers

| Infrastructure Provider | ABC Standard Correspondence – October 2014 | Response received? | Other Liaison 2014-2015 | ABC Standard Correspondence – December 2015 | Response received? | Other Liaison 2016 | ABC Standard correspondence – Early 2017 | Response received | Other Liaison 2017 |
|---|---|---|---|---|---|---|---|---|---|
| TRANSPORT | | | | | | | | | |
| Kent County Council | n/a | n/a | ✓On-going | n/a | n/a | ✓ On-going | n/a | n/a | ✓ On-going |
| Highways Agency | | | ✓ | | | ✓ | | | ✓ |
| Network Rail | | | | ✓ | × | ✓ | | | |
| South Eastern Railways | | | | ✓ | × | ✓ | | | ✓Leacon Road |
| Stagecoach | | | | | | ✓ Letter and meeting | | | ✓Update request – no response |
| EDUCATION | | | | | | | | | |
| Kent County Council | | | ✓On-going | | | ✓On-going | | | ✓On-going |
| ENERGY | | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Southern Gas Networks | ✓ | ✓ | ✓ | | | | | | |
| UK Power Networks | ✓ | ✓ | | | | | ✓ | ✓ | |
| WATER | | | | | | | | | |
| South East Water | ✓ | ✓ | Housing site options | | | | ✓ | ✓ | |
| Southern Water | ✓ | ✓ | ✓Housing site options | | | ✓Follow up to Reg 19 response | ✓ | ✓ | ✓Housing site options |
| Environment Agency | ✓ | ✓ | ✓Ashford Water Group | ✓ | ✓ | ✓Ashford Water Group | | | ✓ Ashford Water Group |
| HEALTH and SOCIAL CARE | | | | | | | | | |
| Kent County Council | | | | | | | | | |
| Ashford Clinical Commissioning Group | | | ✓Health infrastructure group meetings 16.10.14<br>2.12.14 | | | ✓Meetings<br>27.04.16<br>6.7.16<br>13.09.16<br>13.12.16 | | | ✓Correspondence |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| East Kent Hospitals University Foundation Trust | | | | ✓ | ✓ | ✓Meeting 13.12.16 | | | ✓Correspondence |
| COMMUNITY FACILITIES (including EMERGENCY SERVICES) | | | | | | | | | |
| Kent County Council | | | | | | | | | |
| Kent Police | | | | ✓ | ✓ | | ✓ | ✓ | |
| South East Coast Ambulance Service | | | | ✓ | × | | ✓ | × | |
| Kent Fire and Rescue Service | | | | ✓ | × | | ✓ | × | |
| WASTE and RECYCLING | | | | | | | | | |
| Kent County Council | | | ✓ | | | ✓ | | | ✓ |
| TELECOMMUNICATIONS | | | | | | | | | |
| Mobile Operators (EE, MOA, O2, Orange, | | | | ✓ | × | | ✓ | × | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3, Vodafone, Hutchinson) | | | | | | | | | |

# APPENDIX 6 – SCENARIOS TESTED WITH KCC AND SOUTHERN GAS NETWORK

## 2014 – Edge of Ashford – Housing Development Scenarios for Infrastructure Testing with KCC

| **Edge of Urban** | Scenario 1 | Scenario 2 | Scenario 3 | Estimate Phasing | Total potential capacity |
|---|---|---|---|---|---|
| **East Edge TOTAL** | 300 | 300 | 300 | | 300 |
| Cheesemans Green - The Nib (current permission for employment) | 300 | 300 | 300 | 26/27-29/30 | 300 |
| **South Edge TOTAL** | **2060** | **760** | **1150** | | **2100** |
| WS11 - Court Lodge | 950 | 760 | 950 | 20/21-29/30 | 950 |
| WE16 - Site in Kingsnorth | 750 | 0 | 0 | 21/22-29/30 | 750 |
| WE5/WE6 - Park Farm South | 400 | 0 | 200 | 19/20-26/27 | 400 |
| **North Edge TOTAL** | **380** | **1380** | **1090** | | **1380** |
| KE2,3,4,5 Kennington | 0 | 700 | 500 | 19/20-29/30 | 700 |
| NW3 - Conningbrook Quarry | 180 | 180 | 180 | 20/21-22/23 | 180 |
| BBAE1,2 - Euroka/Golf Course | 200 | 500 | 410 | 20/21-29/30 | 500 |
| **TOTAL URBAN EDGE** | **2740** | **2440** | **2540** | | **3780** |

Notes:

Scenario 1 focuses development to the south of Ashford, with limited provided to the north

Scenario 2 increases provision to north of Ashford, some development would still be required to south to meet overall requirement

Scenario 3 provides a more even split between development to north and south of Ashford

## 2014 Potential major site allocations considered by Southern Gas Networks

| Location | Maximum number of dwellings |
|---|---|
| South Ashford | |
| WS11 – Court Lodge | 950 |
| WE16 – Site in Kingsnorth<br><br>(This is shown as a number of smaller land parcels on the map) | 750 |
| WE5,6 – Park Farm South | 400 |
| North of Ashford | |
| KE2,3,4,5 – Kennington | 700 |
| BBAE1,2 – Eureka and Golf Course | 500 |