

Local Plan 2030



SHOW LAYERS

Local Plan 2030 Site Policies

- ☒ Site Policies
- ☐ Site Outlines
- ☐ Access
- ☐ Potential Future Access
- ☐ Green Buffer
- ☐ Indicative Development Area
- ☐ Emergency Access
- ☐ Indicative Open Space
- ☐ Pedestrian Access

☐ Flare To Premises - Rest Of Borough

☐ Flare To Premises - Urban

Address & Roads

☐ LPO

☐ Roads

☐ Planning Applications

☐ Retail Policies

☐ Affordable Housing Zones

☐ Heritage Layers

☐ Environmental & Wildlife

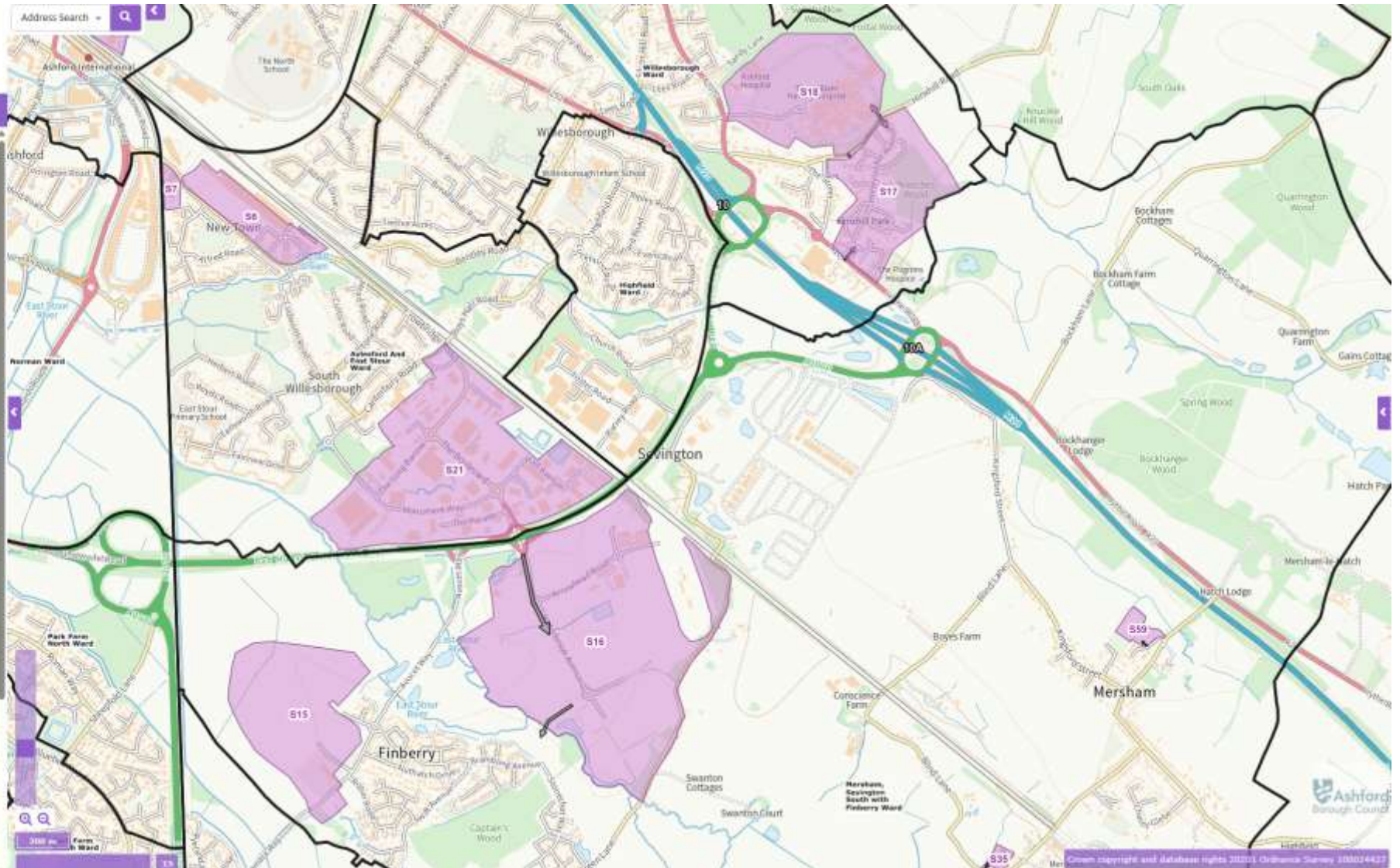
☐ Land Designations

☐ Boundary Maps

☒ Ashford Borough Boundary

☐ Chiddingfold Boundary

☐ Parish Boundary



Policy S16 - Waterbrook

Land at Waterbrook is proposed for a mix of residential and commercial development together with a re-located and extended commercial lorry parking facility. Detailed proposals for this site shall be developed in accordance with an approved masterplan that:-

- a) Provides a re-located 600 space lorry park on the eastern part of the site, adjacent to the aggregates facility;
- b) Provides an indicative 350 dwellings on the western and southern parts of the site;
- c) Provides for a minimum of 22 hectares of commercial development including the net additional area of lorry parking;
- d) Ensures the proper segregation of uses within the site through the provision of substantial landscaping and screening based on a strong landscape framework for the site;
- e) Provides suitable mitigation to deal with noise, visual impact and artificial lighting to restrict the impact of the new development on the new residential properties to be developed on the site and the existing properties along Cheeseman's Green Lane, Finberry and Church Road, Sevington;
- f) Provides vehicle access from the A2070 and to the Finberry development with no access from the Waterbrook site to Cheeseman's Green Lane;
- g) Provides new pedestrian and cycle routes throughout the development and connections to existing urban and rural routes;
- h) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with ENV1. Particular regard should be given to protecting and enhancing the East Stour river corridor local wildlife site;
- i) Contributes to the improvement of the green corridor that runs through the site;
- j) Includes a full flood risk assessment prepared in consultation with the Environment Agency;
- k) Ensures that any land contamination issues are satisfactorily resolved or mitigated;
- l) Provides a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage system for maintenance and upsizing purposes; and,
- m) Provides a proportionate financial contribution towards the delivery of Highway England's scheme for a new M20 Junction 10a and any other off-site highway improvements identified through agreed transport modelling in accordance with policy TRA8.

No residential development or any commercial development (beyond that with an extant planning permission) shall be occupied until the proposed scheme for M20 Junction 10a is open to traffic.

Policy S17 - Land at Willesborough Lees

The site to the south east of the William Harvey Hospital is proposed for residential development with an indicative capacity of 220 dwellings.

Development proposals for this site shall:

- a) Provide a new signal-controlled junction, including a pedestrian crossing on the A20 at the point shown on the Policies Map;
- b) Provide a road through the site to act as a secondary link to the hospital at the point shown on the Policies Map;
- c) Make improvements to the existing emergency access to the hospital, and Hinxhill Road, to accommodate a new link road and junction, and close Hinxhill Lane to traffic south of the hospital access. A restricted access shall remain on Hinxhill Lane for emergency vehicles, pedestrians and cyclists only;
- d) Include a phasing programme to be agreed with the Borough Council, local Highway Authority and Highways Agency that will include the construction and opening of the access road from the A20 to the hospital and the closure of Hinxhill Road;
- e) Provide new pedestrian and cycle routes throughout the development and connections to existing urban and rural routes and local services;
- f) Fund the implementation of suitable on-street parking restrictions via a new traffic order, restricting non-residents parking on the roads of the new development;
- g) Be designed and laid out in such a way as to protect the character and setting of the adjoining Conservation Area and neighbouring listed buildings;
- h) Retain the woodland (Breeches Wood) in the north east of the site and extend the tree boundary between the woodland and the hospital, to screen the development of the site from the north;
- i) Include a full flood risk assessment prepared in consultation with the Environment Agency;
- j) Ensure that any land contamination issues are satisfactorily resolved or mitigated;
- k) Contribute towards the monitoring of the traffic situation on The Street to enable an assessment to be made of the need to secure amendments to the existing access arrangements and to deliver those amendments if required; and,
- l) Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage system for maintenance and upsizing purposes.

Policy S18 - William Harvey Hospital

The Council will support proposals to improve, expand, reconfigure and consolidate the range of medical facilities at the William Harvey Hospital, subject to the following:

- a) Design, scale and layout should take account of the prominent site and site topography;
- b) Landscaping should be provided to limit the impact of built development and protect long views into the site;
- c) Suitable provision of pedestrian and cycle routes;
- d) Additional car parking to be provided to meet additional need, informed by a car parking survey of existing demand and evidence of the likely future need;
- e) A Transport Assessment and Travel Plan should be produced in accordance with Policy TRA8 and measures proposed to mitigate any impact of development on the wider transport network; and,
- f) Provide a financial contribution to the extension of existing bus services in the area to serve the development.

Policy S21 - Orbital Park

Land at Orbital Park is allocated for B1, B2 and B8 uses. Other sui-generis uses that generate a significant employment output may also be acceptable.

Development proposals for this land shall:

- a) Be designed to avoid any significant impact on the amenities of neighbouring residential occupiers on the site's northern boundary;
- b) Appropriate species and habitat surveys should be carried out. Results will inform ecological mitigation and enhancement measures to be provided on the site and proposals for implementation, maintenance and monitoring in accordance with policy ENV1. Particular regard should be given to protecting existing important habitats (especially alongside the East Stour river and within the South Willesborough Dykes Local Wildlife Site) and designing the site layout to provide new habitat links – such as planted areas, hedgerows and ditches – linking habitats and providing routes for wildlife and provide for the long term habitat management of these areas;
- c) Ensure that the plot ratio for the development of B1 office plots does not exceed 0.4:1; and,
- d) Preserve or enhance the setting of the Boys Hall scheduled ancient monument.