

Simon Cole

From: David Bradley - TW South East <David.Bradley@taylorwimpey.com>
Sent: 09 February 2018 13:52
To: Simon Cole
Cc: Bland, Kerri-Ann; Lucy Wilford (Lucy.Wilford@bartonwillmore.co.uk)
Subject: Park Farm South East - Site S14 Ashford Local Plan to 2030
Attachments: RE: Park Farm South East Build Rate

Dear Simon,

We have indeed undertaken considerable pre-application work, including a number of meetings with ABC, KCC, a Stakeholder Workshop (28 September), Design Review with Design South East (20 November) and a public exhibition (30 November).

The latest meeting was held last Monday (01 February) with Roland and his team.

Our intention is to submit a Full planning application by the end of March.

Much of the delay (from my previously assumed submission of an application in December 2017) has been as a result of extensive discussions and the development of an access strategy that we can deliver.

A considerable number of options have been tested and we now have a strategy (presented at our meeting on 01 February and sent to KCC) that does not rely on third party land, but does improve pedestrian/cycle links to the west over the existing rail and road bridges and enables a safe footpath from the site westwards to where the existing footpath starts at the access to Finn Farm Court.

We would be happy to discuss our approach to access in detail with you and your team, Ian Grundy has been copied into the work we have undertaken at arriving at our strategy.

We have a site view and consultation arranged for early March with Counsel to help finalise our strategy and submission.

Once the programme of hearings for the Local Plan EIP is published we would welcome a meeting with yourselves and KCC at an appropriate time to discuss our proposals, the draft policy and to seek to agree a Statement of Common Ground that could be used to reduce debate at the hearing sessions and demonstrate delivery projections.

In terms of delivery, I have discussed build out rates with Persimmon Homes (copied to this email) and our assumptions are set out below.

As per the attached this is based on 374 dwellings – this may be slightly different once we have fully completed the design work and submitted the application.

End of March 2018 - Submission of Full application

October 2018 – Resolution to Grant (your assumption below – but I would hope we could discuss whether we could take the application to Committee in advance of this point to speed up delivery)

March 2019 – Completion of s.106 Agreement (this is critical to delivery and we would be keen to agree timescales to work to on the s.106)

March 2019 – Submission of pre-commencement planning conditions

June 2019 – Approval of pre-commencement planning conditions

July 2019 – Start on site

April 2020 – First legal completion

April 2020-December 2020 – 64 completions (approx.. based on 1 home completed per week from start x 2, i.e. delivery by TW and PHSE)

2021 – 104 completions

2022 – 104 completions

2023 – 102 completions

Our estimate is that development can still complete in Q4 2023, despite a slight slip in projected delivery from the attached.

Obviously the above timescales depends on a number of factors.

One of the most important is the assumption used for the time taken between resolution and completion of the s.106 Agreement.

I have assumed circa 6 months for this and we intend to submit a draft s.106 Agreement alongside the application in order to frontload this process.

If we could improve on the 6 months allowed for to complete the s.106 then delivery would start earlier on site.

With best wishes

David

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

From: Simon Cole [<mailto:SIMONC@ashford.gov.uk>]

Sent: 07 February 2018 09:42

To: David Bradley - TW South East <David.Bradley@taylorwimpey.com>

Subject: Park Farm South East - Site S14 Ashford Local Plan to 2030

Dear David,

Last May, you kindly wrote to my colleague Andrew Gambrell to set out the prospective timescale for bringing development forward on the Park Farm South East site in the Submission Local Plan. Your information was based on the submission of a full application in December 2017 which obviously hasn't yet happened and so I wanted to get an update from you on how you see things progressing with yourselves and Persimmon if possible.

My understanding from colleagues is that there have been several pre-applications meetings and a Design review and so an application is expected to be submitted shortly? Do you expect this to be a full, outline or hybrid application?

If we assume that the Council would be ready to resolve to grant a planning permission following the receipt of the Local Plan Inspector's report (say, by October 2018) when would you expect first completions on the site and what would be the annual rate of completions you would anticipate on the site between yourselves and Persimmon?

Regards,
Simon

Simon Cole
Head of Planning Policy
Ashford Borough Council

This e-mail, including any attachments, is intended for the named addressee(s) only and may contain marked material up to RESTRICTED and should be handled accordingly.

Unless you are the named addressee (or authorised to receive it for the addressee) you may not read, copy or use it, or disclose it to anyone else. Unauthorised use, copying or disclosure is strictly prohibited and may be unlawful.

Precautions have been taken to ensure that this is a virus free message but recipients are responsible for carrying out their own checks. This Council accepts no responsibility for loss or damage to any hardware, software or data resulting from this e-mail

If you have received this transmission in error please contact the sender, and .delete message.