

Planning and Development

Ask for: Joshua Brown-Araque
Email: Joshua.Brown-Araque@Ashford.gov.uk
Direct line: (01233) 330 442
Date: 14/05/2024
Ref: Parcels A, E, F, C2 & NG1 Land at Chilmington Green

Mr Alec Arrol
Office 9
55 Park Lane
United Kingdom
W1K1NA



ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
01233 331111

www.ashford.gov.uk



@ashfordcouncil



AshfordBoroughCouncil

RE: REF: Quality Monitoring Site Visit: *Parcels A, E, F, C2 & NG1 Land at Chilmington Green, Ashford Road, Great Chart, Kent*

Dear Mr Alec Arrol,

I hope this letter finds you well.

I am the Quality Monitoring Officer at Ashford Borough Council and I am based in the Placemaking Team within Spatial Planning and the Planning and Development Department. It is my role to help ensure that all aspects of the quality of the Developments at Chilmington and South Ashford Garden Community meets the high planning and design expectations originally envisaged here.

I am writing to provide an overview of my recent site visit, during which I looked at various elements of the site. Please note that further inspections will be carried out of other elements of the scheme as part of the ongoing quality monitoring of Chilmington Green.

This site visit is referring to the following approved plans/drawings/amendments:

Planning application:

Application: 18/00911/CONA/AS

Application: 18/00911/AS

Plan: URBAN SQUARE SW - D0367_002 A

Plan: URBAN SQUARE HW - D0367_001 A

Plan: SOFTWARES SPECIFICATION - SP0367_01

Plan: Land Parcels A, E & F Hardworks Masterplan DWG. NO D301_073 F

Plan: LANDSCAPE GA SOFTWARES 5 OF 5 - D301_110 C

Plan: Boundary Treatment Plan Drawing No. 00122S_MP09



- 1) To the southeast of the site there is an area which is grassed with three properties fronting onto this open space. Drawing (*URBAN SQUARE HW - D0367_001 A and URBAN SQUARE SW - D0367_002 A*) shows this area to have six proposed semi mature multi – stem specimen trees (Zs) (Pp) (Ttb – street trees) also proposed is groundcover ornamental planting to urban square beds. Also proposed in the hardworks document is shared surface paving, urban square paving, cast stone concrete seating and retaining planter walls with hardwood timber seating tops, precast concrete steps and a bin (B). Currently this area is just grassed. Is there a date that the above will be installed? If not is there a reason why no works are yet to be carried out to provide the Urban Square? ***(Please see below for photographs and location)***

- 2) 1. Along woodland rise there are a number of street trees with small grassed areas (26) which are significantly overgrown, with a number of weeds etc. who maintains these areas and how regularly are they maintained as they look like they have been left for some time without any maintenance. ***(Please see below for photographs and location)***

 2. Also to note the curb line along the roadway on woodland rise also have a number of weeds growing out of the bottom of the curbs. This area looks poorly maintained and needs attention. ***(Please see below for photographs and location)***

- 3) On the entrance bunds/banks (NG1) nearest to the northern access off the A28 a number of trees appear to have died/snapped. I am unable to say how many have died due to accessing the area but from the road side it's clear there are multiple trees which will need replacing. Who maintains this area and how regularly is this done? Please note that this area does not benefit from RM consent and I am in no way agreeing or consenting to what is in place. ***(Please see below for photographs and location)***

- 4) To the norther edge of the site nearest to bund/banks alongside the A28 (NG1), a singular street tree has died/broken and is now at ground level. This tree is a part of a row of four trees and without this there is a gap in the row, the street trees are large in size and are a view point at the end of Green mews. It will need to be re planted to maintain the row of trees. ***(Please see below for photographs and location)***

- 5) To the south eastern corner of A, E and F is an area alongside plot 153, there is a large mature Oak tree (Tree in situ on the site before development had started and TPO Tree), The tree is currently behind a close boarded fence with a pathway which goes around the tree and to the SuDs feature (C2) via two pathways, and in future development a highway will also loop around the tree. Currently this tree does have a pathway from the roadway but it does not look like what was originally proposed (LANDSCAPE GA SOFTWORKS 5 OF 5 - D301_110 C), there is harries fencing surrounding one side of the tree, no proposed litter bins seem to be in situ, and benches also seem to not be in situ in this area. Also proposed is further trees which also do not seem to be in situ. Please could you confirm when this work will be completed? This area is a key connection and open public space so it would be ideal to progress this area for residents currently living on site. ***(Please see below for photographs and location)***

- 6) To the south east of A, E and F off Oakwood Mews, is a parking court area with two garages and parking spaces in between the garages. The boundary treatments in this area are close boarded fences. On the boundary treatment plan (Drawing No. 00122S_MP09) in this particular area shown below where to be proposed (Brick Wall 1.8M) and (Brick Wall with Planting 1.8M). Is there a reason why close boarded fencing has been used? Has the boundary treatment plan been revised to show close boarded fencing? Also has the owner

of plot (68 H4Ba) erected a new fence as it appears to be different from other fences on the site? ***(Please see below for photographs and location)***

- 7) On Plot 36 H3La off Oakwood Mews, the entrance into the property is stepped, as shown below. Is the large step necessary as it could potentially cause accessibility issues, why did this property not have level access? Also included below is a further example of a property on site with three access points which are stepped. Please refer to Condition No. 51 requires details to be submitted at the RM stage to demonstrate that all dwellings will be provided with level access. ***(Please see below for photographs and location)***
- 8) When will the final road surface be applied to the completed areas in A, E & F? Currently the surface of the highways are temporary with no final layer and there are services covers which are raised out of the ground significantly. Will the final surface be applied once the parcels are complete? Any information/timeframe of highway surfacing would be appreciated.
- 9) Nearest to No. 26 Woodland rise are two brick walls, one is enclosing a garden and one is enclosing a driveway for No. 26 Woodland Rise (This wall has a closed boarded fence on top of the brickwork). There is a significant colour difference in brick between the two adjoining brick walls (as seen in the photograph). Is there a reason why there is such a difference in brick? Future walls should be built in brick to match adjoining brickwork. ***(Please see below for photographs and location)***

Overall, the site maintains a sufficient level of quality. While there are a few minor issues that require attention, I believe they are easily addressable by working collaboratively together.

If you wish to discuss this further on a Teams call or site visit, I would be happy to arrange that.

Thank you for your attention to these matters.

Yours Faithfully

Joshua Brown-Araque
Quality Monitoring Officer

Please continue below for reference photos and location reference.



1) Grassed area to the southeast of the site. (Located within the yellow boundary line below).



2) 1&2 Woodland rise street tree pits & grassed areas.(Tree areas located within the yellow boundary line)



- 3) *The entrance bunds/banks (NG1) nearest to the northern access off the A28 (Trees located within the yellow boundary line) Also see photographs of trees.*





4) The norther edge of the site nearest to bund/banks alongside the A28 (NG1), a singular street tree has died/broken

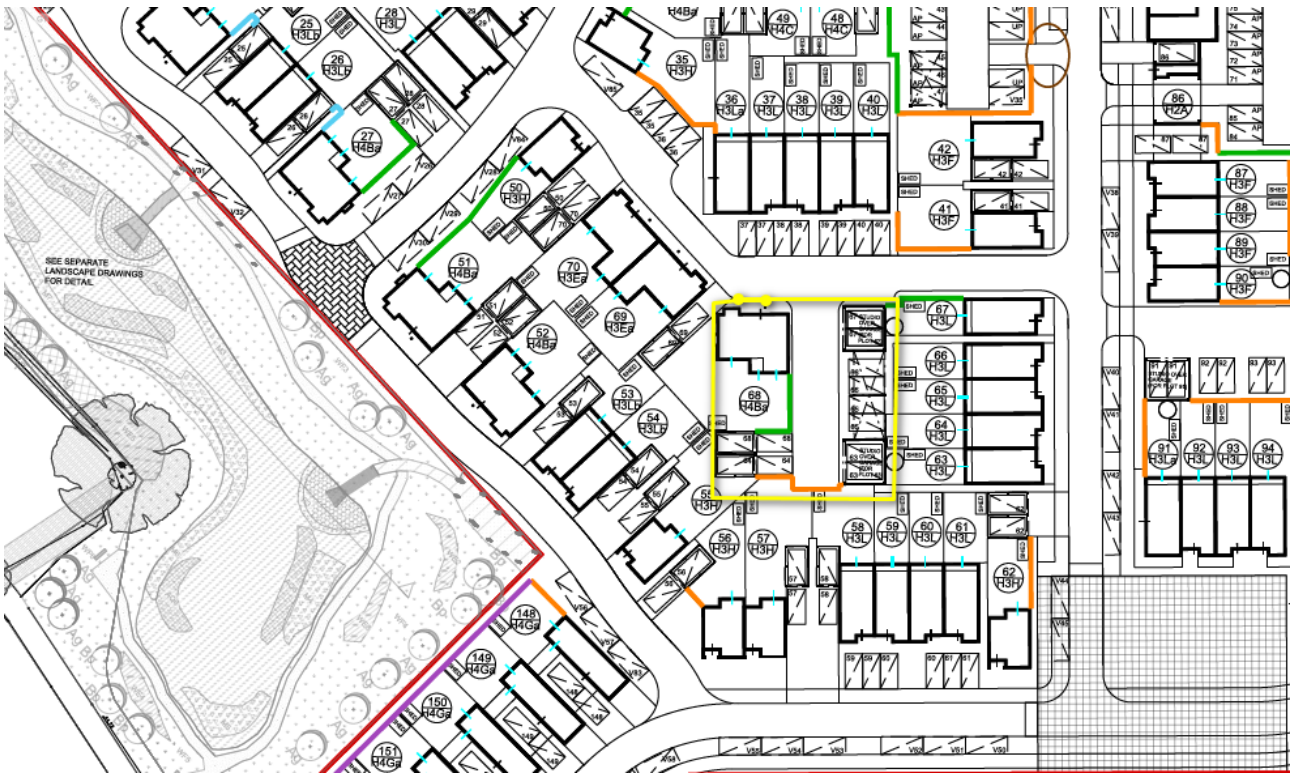


- 5) To the south eastern corner of A, E and F is an area alongside plot 153 – large mature Oak tree (TPO).



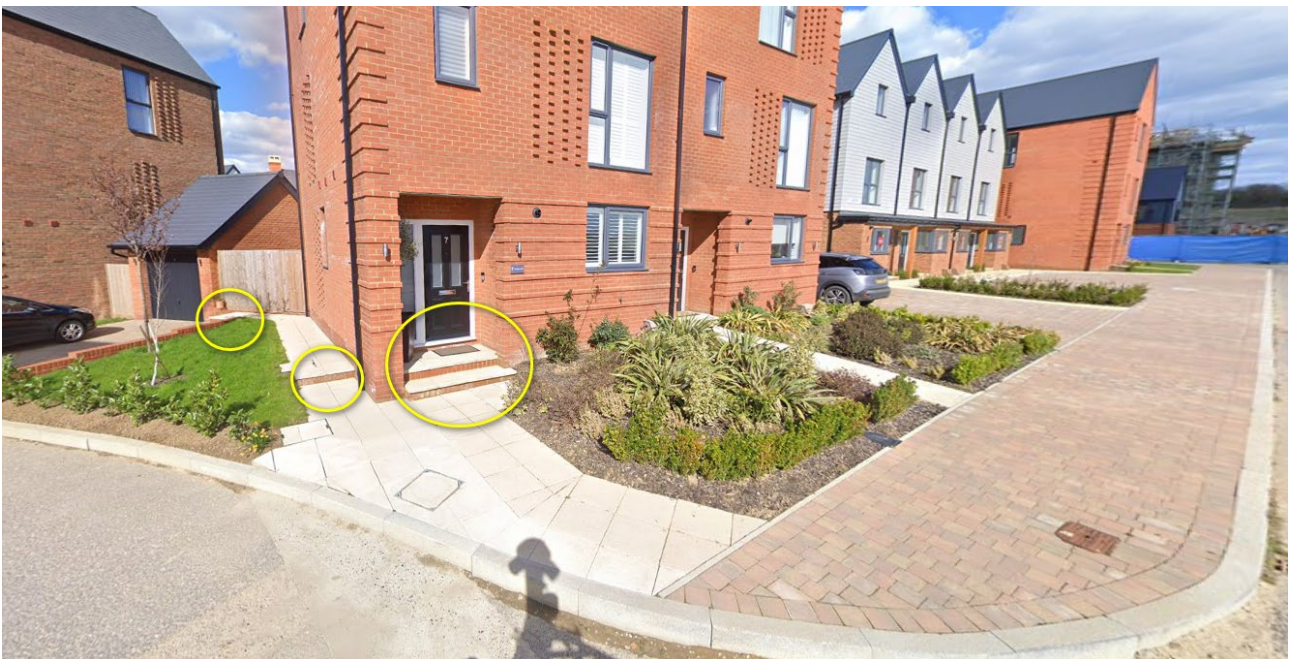


6) To the south east of A, E and F off Oakwood Mews – Boundary treatments





7) On Plot 36 H3La off Oakwood Mews, the entrance into the property is stepped.





9) Nearest to No. 26 Woodland rise are two brick walls

