

Consultation from Ashford Borough Council: Thorne Estate

Ashford Borough Council's housing services team is proposing to develop a small piece of land in Thorne Estate to provide three much-needed affordable homes utilising an old garage site. This consultation is designed to advise you on what is proposed and to offer you an opportunity to help shape the proposals ahead of them being submitted for official planning approval. Once they are submitted you will have a second, more formal opportunity to comment on them in the public domain.

The overall picture

There are currently around 1,500 households on the council's waiting list for affordable housing. Like every other authority in the country, we must do our bit to try and alleviate the housing issues that we face. We are committed to delivering as much affordable housing as possible and are seeking to deliver an accelerated programme to tackle the national housing shortage. Therefore, we are looking to develop on all appropriate pieces of land in the Council's ownership already and we are also looking to buy pieces of land that will help us deliver more homes. The council has reviewed all of the garage sites in its possession and considered each for their development potential.

The consultation

Ashford Borough Council will undertake two consultations in relation to the site, to understand the views and thoughts of the community. This information represents our initial stage 1 consultation – it will show you the proposals as developed by the Council and the architects with whom it is working (BPTW) and a number of other small sites, known as 'infill' sites. It will also explain the kinds of things we have considered thus far. The second stage of the process is the formal consultation as part of the planning process. We will make the consultations as accessible as possible.

In addition to this literature, a video has been produced by BPTW that talks through the design, the rationale, the use of materials and the green credentials of the scheme. You are then invited to complete the questionnaire and let us know your thoughts on the plans.

The proposals

The site is an old garage site in Thorne Estate in Pluckley that would be suitable to house three new, high-quality, low-carbon properties. These homes would be two three-bedroom homes and one two-bedroom home which we will aim on first let to allocate to households with a local connection to the village and thereafter in line with our lettings policy. The homes will enjoy good views over the adjacent field and it is considered that vehicular access in Thorne Estate is suitable to support the new homes and the limited amount of construction traffic required to access the site. The bungalows on the corner of the site will remain and the trees nearby will also be retained.

Numbers

It is important to say that following some initial thoughts around the feasibility of the site, and discussions with the Parish Council, the number of homes we are seeking to build here has reduced from an early thought of delivering around six dwellings to a more sustainable three new homes. You will note that the video talks about the properties slightly encroaching outside of the built confines of the village but that this is to allow the homes to be spaced comfortably on the site, provide decent sized gardens, protect privacy and to ensure that the garages being retained and the existing infrastructure both have adequate access.

Parking

We appreciate that residents will be concerned about parking. During the works, we would be working with contractors to ensure that there is minimal impact on the local roads during this time.

Planning have requirements that have to be satisfied before works can begin. Once the construction phase has finished the parking required would have been provided to ensure there will be adequate provision. Through the requirements of the application process, we will have satisfied Planning Policy to ensure that there is adequate parking on site. We will be using the extensive knowledge gained through our own development schemes across in the borough to ensure that the parking provision is suitable. Through the consultation process we welcome all comments on any matters that you feel will be important to the development.

The design

The proposals have been designed by BPTW Architects who are highly experienced at providing desirable homes and places that fully consider the site context and surroundings. High-quality design and good-quality materials are important to us, as we want our developments to complement and enhance the local area.

The buildings proposed are designed to M4(2) building regulation standards. This means they will be accessible homes and capable of future adaptation for the families who live there. The buildings proposed take their cue from the surrounding street scene and with consideration given to neighbouring properties and other practical aspects such as parking and refuse.

Timescales

We would anticipate at this stage that subject to obtaining the relevant planning permissions, work would begin on site within a year and that the project will be completed within around eight months.

Survey

There is a survey available as part of this consultation which we invite you to complete. If you have raised any questions that require feedback then we will come back to you. Please leave your contact details and we can supply a full response.

You can respond to the consultation questionnaire on the hard-copy provided and post it back to the council or you can visit our consultation portal at <https://www.ashford.gov.uk/consultations> and respond online. If you leave your details any questions you raise can be answered.

[Take part in the survey](#)

Thank you.