Overall Masterplan

The detailed proposals comprising the spatial Masterplan have evolved from the following considerations:

- Policies of the Neighbourhood Plan
- Existing uses/existing use rights for land and buildings, including Permitted Development Rights
- Strategic policies of the Tenterden and Rural Sites DPD (until superseded by the Emerging Ashford Local Plan); on its adoption both strategic and non-strategic policies of the Emerging Local Plan will be more up to date than the Neighbourhood Plan.
- Emerging Ashford Local Plan
- National Guidance on Key Topics:
  - Historic Environment
  - Natural Environment
  - Transport and Traffic
- Planning and Design Principles outlined in Part 1, Preparation and Design Evolution

For each land parcel the Masterplan identifies:

- Suitable land use or land uses
- Conversion, redevelopment, new build or combination of these
- Amount of new development (expressed as an approximate number or range, to allow for design to drive the final scheme on each site)
- Scale of resulting built development
- Height/number of storeys, massing
- Transport implications including parking
- Contribution to local community provision (on site or off site contribution)
- Landscape/new planting/open space/habitat enhancement
- Historic Environment considerations
- Other development management considerations relevant to the proposal (for example, residential amenity)

The Masterplan is supported by detailed studies concerning:

- Landscape, movement strategy and land use (Section 9)
- Transport (Section 12)
- Foul and surface water drainage/SUDS; (Section 13)
MASTERPLAN PROPOSALS

Overall Masterplan

The wider policies of the development plan (Tenterden and Rural Sites DPD, Core Strategy, Emerging Ashford Local Plan) will address the implications with regard to other development management considerations including:

- Contaminated land
- Noise
- Renewable energy
- Sustainable design and construction
- Materials
- Direct impact on existing trees/landscaping
- Utilities
- Parking
- Outdoor lighting
- Other development contributions (Section 106, or future CIL regime)

Where these and other development management considerations are significant they are referred to at the appropriate sections below, with regard to individual site areas.

Planning applications pursuant to the Masterplan will also have due regard to the guidance contained within the Wye Village Design Statement 2000.

As each proposal progresses to the planning application stage, consideration will be given to the necessity of screening for the purposes of the Environmental Impact Assessment regulations; this process requires due consideration to be given to the potential for cumulative effects on the environment.

Landscape, Movement and Land Use Strategy (Summarised at Section 9)

The Landscape, Movement and Land Use Strategy Study which accompanies this Masterplan establishes the key principles for the landscape framework, within which the individual site proposals have been developed. These include key principles for each individual development site, including, for example, the enhancement of the North Downs Way along Occupation Road across the junction with Olantigh Road and to the west of Olantigh Road; advance strategic planting, where appropriate; and consideration of the landscape implications of development proposals on the wider character of the AONB, including views within Wye, and views into Wye from the surrounding countryside.

The Landscape, Movement and Land Use Strategy Study takes account of the general principles applicable for development in the Area of Outstanding Natural Beauty, and the key views identified for the AONB in the Planning and Design Principles Section.

The overall Masterplan drawing shows the individual land use proposals within the overall landscape context, and the associated movement strategy.

The overall Masterplan drawing shows the village envelope, as required by Policy WN1a, in accordance with the requirements of the Neighbourhood Plan Examiner, who specified that the Masterplan should establish the village envelope between Scotton Street and Olantigh Road. In summary, the village envelope includes:

- Land proposed for new residential development on the north side of Occupation Road
- Land south of Occupation Road, comprising land already in built uses and the allotments and undeveloped covenanted land, to secure a logical boundary
- Land and buildings at Wye School, including areas with planning permission for sports hall, new classrooms, parking and access areas, but excluding the MUGA and playing fields
- Land and buildings at Former ADAS complex, including the “Donkey Field” (but noting the further proposals of the Masterplan that use of this latter area will be principally for residential use proposals within the overall landscape context, and the associated movement strategy."

The village envelope excludes:

- Land known as “Strawberry Field”, north of Occupation Road
- MUGA and school playing fields as noted above
- “ADAS Amenity Land”
- Agricultural land to east of “ADAS Amenity Land”

The Neighbourhood Plan Examiner required that the Masterplan should establish appropriate proposals for redevelopment of the Former ADAS building site, having due regard to the concept of the walkable village. The plan at Appendix D shows an 800 metre radius, from the centre of Wye’s historic core (defined by Church Street, The High Street, and Upper Bridge Street, on its boundaries). This is seen as a realistic point from which to examine the concept of the walkable village, especially given that important village facilities lie considerably closer to the Wye 3 Masterplan area than this point, including the Co-op convenience store, Church, Wye School, and both current and proposed business uses on other parts of the Wye 3 site.

It will be noted that the limit of the 800 metre radius includes the whole of the Former ADAS buildings; from which improved pedestrian links are proposed. As noted earlier it is considered that the 800 metre radius represents a reasonable walking distance in the light of relevant technical guidance, especially given that some facilities are closer than this distance; this is considered to reinforce the conclusion of the Masterplan that residential redevelopment of the Former ADAS buildings, which already benefit from Permitted Development Right conversion to 52 flats, is both reasonable and appropriate.

The illustrative Masterplan proposals have been prepared for each of the permanent parts of the Masterplan area, drawing on the process of design evolution outlined in the earlier sections of this statement.
MASTERPLAN PROPOSALS
Architecture and Built Form

Land North of Occupation Road

The illustrative layout plan shows a development of 40 new dwellings the following points can be highlighted.

- Vehicular traffic re-routed from North Downs Way, now pedestrian/cycle only
- Linear Park incorporating SUDS Ponds between North Downs Way and new vehicular route
- Further Linear Park running north to south, with SUDS Ponds, to provide local amenity space, and green “break” to development, when viewed from the east/North Downs Way
- Long distance views through development, along North Downs Way, new vehicular route and within residential development, across Linear Park
- Residential density reduces from west to east, towards edge of the village
- New dwellings of 2 or 2½ storeys (2 storeys plus rooms in roof space).
- “Strawberry Field” shown as grazing land, existing former orchard retained, new public footpaths provided
- This area is considered to have potential for future residential development, in a future review of the Ashford Local Plan/Wye Neighbourhood Plan/Masterplan, such a review would take account of:
  - The need for any new residential development
  - Whether the “Strawberry Field” is to be preferred, compared to other possible alternative sites in Wye
  - Detailed proposals should reflect the reduction in density from west to east, which forms an agreed parameter of the Masterplan
- New public car parking for North Downs Way users
- New strategic planting on eastern boundary
- Development contributions to meet needs arising directly from the proposed new dwellings and which are fairly related in scale and kind to those needs
Land South of Occupation Road

In the short term it is anticipated that existing commercial uses will continue, however the Masterplan seeks to give a long term direction for future development, as illustrated on the Proposed Commercial Development Plan. To maintain the new pedestrian status of the North Downs Way, rear vehicular access is proposed for the “triangle” site, with new single storey buildings fronting the North Downs Way and hedgerow planting on the boundary, to provide a continuous green vista, on the south side of the North Downs Way.

The former BCP site, if vacant in the future, is shown to be redeveloped for a series of single storey buildings in a “model farm” layout; car parking is largely enclosed within courtyards, to prevent any impact on the views from the Crown to the east. Existing landscape planting along the eastern boundary within the site adjoining the North Downs Way is retained.

Vehicular access to the two pairs of existing houses is shown from the respective commercial developments at either end, to remove vehicular traffic from the North Downs Way.
MASTERPLAN PROPOSALS

Architecture and Built Form

ADAS Buildings

The illustrative layout plan shows the development of 20 new family homes, key points from the illustrative plan are:

- Amount of built form no greater than the footprint of the existing former ADAS buildings.
- Development grouped around green space, at site entrance
- Buildings at site entrance grouped to form entranceway to site
- New houses form courtyard (former glass house site)
- New houses of 2 or 2½ storeys in height (2 storeys plus rooms in the roof space)
- Hedgerows used as boundary treatments throughout the site
- Development on “donkey field” limited to residential gardens only
- Permitted Development Rights for new garden buildings/structures to be removed from eastern part of residential gardens on former donkey field
- Houses backing on to former donkey field are split level (two storey frontage/single storey rear, to minimise landscape impact)
- New pedestrian link to village through woodland; new pedestrian links to amenity land to the east
- Development contributions to meet needs arising directly from the proposed new dwellings and which are fairly related in scale and kind to those needs

The proposals and relationship to local topography are illustrated on the site sections A–A and B–B. These demonstrate how the proposals sit within the existing landscape setting of the site.

Strategy Plans

1. Retain and enhance existing tree enclosure
2. Focal space with a green heart
3. Landscape buffer
Wye School
The proposals for new built accommodation at Wye School (three storey teaching block, sports hall, multi-use games area, access and parking) now have planning permission; the permitted proposals are included within the overall landscape, movement and land use plan.

Conversion of Listed Buildings to Residential and Community uses
The current planning application proposals, including car parking, are shown within the overall landscape, movement and land use strategy plan.
Covenanted Land

The area shown as “covenanted land” on the Masterplan comprises land subject to a covenant in favour of the Parish Council, restricting its use to agricultural or horticultural purposes. Part of this land is presently occupied by buildings associated with the former BCP use; it is anticipated that these buildings will be reused for similar purposes.

The remaining area of land subject to this covenant is presently vacant; the Masterplan anticipates that future uses of this land would be compatible with the requirements of the covenant. This could include the provision of additional land for allotments, subject to any such provision being off set against other development contributions.

FORMER WYE COLLEGE, WYE (WYE 3) : MASTERPLAN

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MASTERPLAN PROPOSALS

Architecture and Built Form

Proposed Residential Care Home/Extra Care Housing, former Science Laboratories

The illustrative Masterplan shows the provision of a building of two storeys, sharing a single vehicular access, with the conversion of the Listed buildings to the south, to residential uses. Full car parking provision, including visitors is to be made on site; there may be scope for shared car parking, with the Listed buildings, depending on the precise nature of uses and parking demand.

The final scale of development will be compatible with existing buildings, which comprise a mixture of single, two and two and a half storey buildings.

Other development requirements comprise:

- Footway on Olantigh Road to be widened, while retaining landscape frontage to site
- Terracotta panels to be retained for reuse/display in new building
- Provision for enhancement of public footpath along western boundary with allotments
- Scope for wider community use of communal facilities within proposed residential care home/extra care housing to be explored at planning application stage, however this cannot be imposed as a requirement on potential operators – it will depend on their own operating model

New Small Business Centre, former Russell Laboratories, Olantigh Road

The illustrative site layout plan shows conversion of the former Russell laboratories building to a small business centre, with car parking provision to the full commercial vehicle parking standard. Suitable uses will include:

- Offices
- Artist studios
- Health/alternative health practitioners
- Craft workshops
- Café
- Retail
- Gym
- Education/training
- Other small business uses

Covenanted Land

The area shown as “covenanted land” on the Masterplan comprises land subject to a covenant in favour of the Parish Council, restricting its use to agricultural or horticultural purposes. Part of this land is presently occupied by buildings associated with the former BCP use; it is anticipated that these buildings will be reused for similar purposes.

The remaining area of land subject to this covenant is presently vacant; the Masterplan anticipates that future uses of this land would be compatible with the requirements of the covenant. This could include the provision of additional land for allotments, subject to any such provision being off set against other development contributions.
Social and Community Provision

The Masterplan makes the following proposals for additional land for public open space/public access:

• Public open space/green to serve proposed residential redevelopment, former ADAS buildings
• ADAS Amenity Land to become amenity open space, land east of donkey field, in conjunction with residential redevelopment of former ADAS buildings
• Public open space to serve residents needs, 40 new dwellings, land north of Occupation Road
• Further amenity open space, in conjunction with re-routing of vehicular traffic away from the North Downs Way, enhancements to North Downs Way

Any consideration of possible development contributions for other types of open space requirement will be considered through the development management process, taking into account the existing provision of open space within Wye, including the playing fields to be provided in conjunction with the Wye School.

With regard to allotment provision, it is understood that there is presently a surplus of allotments in Wye; subject to detailed calculations, it does not appear therefore that there will be any requirement for a financial contribution to allotment facilities. There may however be scope for the provision of additional land for allotments, within the covenantated land, where this could be offset against other development contributions.

With regard to the provision of other community space, the proposals for the conversion of the Listed buildings include the provision of enlarged accommodation for the Wye Heritage Centre; and access for public use to the Great Hall, Chapel, and Lecture Theatre. The provision of enlarged accommodation for the Wye Heritage Centre will enable the inclusion of the Latin School in the residential conversion, and removal of the Asset of Community Value Designation from the Latin School.

Policy WNP7 Community Support of the Neighbourhood Plan seeks to direct development contributions from new housing development towards improvements to the village hall complex, and the provision of a day care facility for elderly residents in Wye. The policy notes that these are contributions payable where the legal requirements in Paragraphs 203 and 204 of the NPPF are met having regard to the development proposed. Any contributions to the need for enhanced community facilities must be fairly related in scale and kind to the anticipated growth in population/households associated with new development proposals, within the Masterplan. The Neighbourhood Plan expresses a clear preference for development contributions to be focused on additional community provision within Wye itself, rather than outside the village; Telereal Trillium will seek to ensure that development contributions are targeted towards local provision, to meet the aspirations of the Neighbourhood Plan, wherever possible, in the context of requests for contributions which may be received from both Ashford Borough Council and Kent County Council.

Affordable Housing

The appropriateness of provision of affordable housing will be considered in the context of national legislation and guidance pertaining at the time of the submission of individual planning applications (the national planning legislative and policy context being under review). The preferred location for affordable housing is shown on the land use proposals map.

The present position on affordable housing in the adopted Tenterden and Rural Sites DPD anticipates a request for affordable housing at the rate of 35%; the recently approved revisions to the Draft Ashford Local Plan 2017 indicates a request for provision of affordable housing at a total rate of 40% in the rural areas, including social housing for rent at 10% and affordable home ownership at 30%, including a minimum of 20% shared equity housing.

Policy WNP5 Integrated Housing of the Neighbourhood Plan indicates that Local Needs Housing should mainly be met by integration within the affordable housing component of any new developments in Wye. The explanatory text notes that this is put forward on the basis that the analysis of available sites suggests that it will not be easy to identify suitable exception sites for Local Needs Housing.

However, it is a pre-requisite of Local Needs sites, as exception sites, that these will be situated on land which would not otherwise be considered suitable for new housing development.

Accordingly, the Masterplan does not make proposals for identification of land as an exception site for Local Needs Housing within the Wye 3 area.

However, in any event, the January 2013 Wye with Hinxhill Housing Needs Survey simply identifies households with both an identified need for affordable housing and a desire to be accommodated in Wye. Accordingly, the Masterplan proposes that priority should be given to households with both an identified housing need, and local connections to Wye in the allocation of affordable housing to be provided within the Masterplan area.
MASTERPLAN PROPOSALS
Architecture and Built Form

Viability
Viability is a matter best assessed at the time of individual planning applications; the application for conversion of the Listed buildings has been accompanied by a Viability Statement.

Overall Scale of Development
The total quantum of development anticipated in the Masterplan is as follows; these should be regarded as approximate figures, as it is important that the Masterplan retains a degree of flexibility.

<table>
<thead>
<tr>
<th>Development</th>
<th>Approx. amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conversion of Listed Buildings to residential uses:</td>
<td>41 dwellings</td>
</tr>
<tr>
<td>(39 conversion, 2 new build)</td>
<td></td>
</tr>
<tr>
<td>Redevelopment of Former ADAS Buildings</td>
<td>20 dwellings</td>
</tr>
<tr>
<td>Land North of Occupation Road</td>
<td>40 dwellings</td>
</tr>
<tr>
<td>Former Science Laboratories – redevelopment for residential care home/extra care housing</td>
<td>50 bed spaces</td>
</tr>
<tr>
<td>Wye School</td>
<td>600 students</td>
</tr>
<tr>
<td>Former Russell Building and Former Students Union</td>
<td>3,723 sq metres business floor space</td>
</tr>
<tr>
<td>Land South of Occupation Road – redevelopment for business purposes</td>
<td>3,558 sq metres business floor space</td>
</tr>
</tbody>
</table>

Historic building/community access
Wye Heritage Centre (Heritage Centre/other community uses):
- Great Hall
- Lecture Theatre
- Chapel
- Staircase/“Ancient Briton” Statues

It is considered that these proposals reflect the aspirations of the Wye Neighbourhood Plan, with regard to the promotion of business activity (Policy WNP4); Mixed redevelopment of Wye 3; Policy WNP6, while respecting the constraints relating to Views (WNP1C), Countryside and Environment (Policy WNP8), High Quality Design (WNP5), and Traffic Impact Policy WNP3).

With regard to the scale of housing development, the provisions of Policy WNP9 Scale of Housing Development anticipate approximately 50 new dwellings at Wye 3, with a further 35 from change of use; the total number of dwellings (105) is considered not to exceed this total (85) by a significant amount. Given that this constraint is driven to a very large degree by traffic issues, including the capacity of the level crossing, and associated queue lengths, it is considered that the Masterplan proposals, following the Strategic Transport Assessment, will not lead to greater impact than those anticipated from the development mix proposed in the Adopted Neighbourhood Plan. The Strategic Transport Assessment has included all land uses, including any additional impacts arising from the proposal for residential or extra care bed spaces, and the proposals for additional business floor space, through either conversion or redevelopment.
IMPLEMENTATION
IMPLEMENTATION

Implementation Strategy

This section sets out the overall Implementation Strategy, for the area subject to the Masterplan, the approval to maintaining a focus on design policy; and the adoption process. The final section deals with delivery of the Masterplan.

Timetable

It is anticipated that, following adoption of this Masterplan, planning applications will be prepared and submitted by Spring 2018; details of the anticipated sequencing of development are set out at paragraph (15.36) below.

It is anticipated that development will be completed over a period of between 5 and 10 years, dependent on market demand and wider economic conditions.

Funding

All the land and buildings within the Masterplan area is within the ownership and control of Telereal Trillium. The majority of development funding will be provided by Telereal Trillium from private funding sources.

In some instances development may take place with a development partner, such partners could include, for example, a registered social landlord, or landlords, where the provision of affordable housing is concerned, or a specialist developer/operator of residential care homes/extra care housing, where the provision of specialist accommodation for elderly people is concerned.

Delivery vehicles or agency/partners and local delivery

Telereal Trillium will be the principal delivery agency/lead developer for all parts of the area subject to the Masterplan. It is possible that a development partner will be sought for the proposed residential care homes/extra care housing for elderly people. Initial approaches have already been made to such operators.

Where the provision of affordable housing is concerned, this will involve participation of a registered social landlord, or landlords.

Marketing

Telereal Trillium will carry out marketing of different stages of the development of land and buildings within the Masterplan as each progresses using the services of appropriate marketing agents for both residential and commercial property. Marketing will be for both sale and lease of properties.

Management and maintenance strategy

Details of the management and maintenance strategy for each of the different areas of land and buildings within the Masterplan are set out below.

Refurbishment and conversion of Listed buildings

It is proposed that the Listed building complex will be converted to a mix of mainly residential, with some community use. As there are extensive common areas, including the quads, pedestrian circulation areas, and car parking areas, residential units will be offered for sale on the basis of a long leasehold.

A management company will be established to secure the long term maintenance of the Listed buildings and management and maintenance of common areas; each leasehold owner will be responsible for an agreed proportion of the overall service charge, on an annual basis.

The Masterplan proposes that Wye Heritage Centre, to which access to the Latin School is currently provided on request at no charge, will move to enlarged and improved accommodation within the complex of Listed buildings. This is to be offered on the basis of a peppercorn rent and a proportionate contribution to the overall service charge, on a similar basis for that to be paid by residential occupiers, enabling the Latin School to be incorporated in the residential development, and its Asset of Community Value Restriction to be removed.

The Great Hall and Lecture Theatre will be mainly used as communal spaces by the future residents of the Listed buildings and managed by the Management Company; these spaces will also be available for letting, by agreement, to appropriate local organisations for uses compatible with residential amenity of the surrounding residential properties. Use of these buildings will be subject to a charge equivalent to that charged for other comparable local facilities.

The Chapel and staircase, which will accommodate the "Ancient Briton" statues, will form part of the communal areas subject to the resident service charge; no charge will be made to visitors to the Chapel, for the purposes of worship at arranged times, or to the visitors to the staircase. Access will be arranged by the Management Company.

Site of former ADAS buildings

Redevelopment of the former ADAS buildings will be on the basis of offering new homes for sale on a freehold basis. Common areas will be retained, and passed on to the ownership of a management company, maintenance costs will be supported by an annual charge to residents. The Masterplan indicates a preference for the provision of affordable housing on the north side of Occupation Road; any affordable housing contribution from the development of the former ADAS buildings could be located here.

It is anticipated that part of the access road within the site will be adopted by Kent County Council, those areas of road which are not adopted will be maintained by the management company, as for the common areas.

The ADAS Amenity Land to the east of the Donkey Field, will be retained and managed by Telereal Trillium as amenity land to be enjoyed by the residents of the residential re-development of the former ADAS buildings. Access will also be allowed for the general public, in conjunction with the provision of new pedestrian routes through the Masterplan area.

Land North of Occupation Road

It is proposed that the new housing on the north side of Occupation Road will be for freehold sale; with land for affordable housing conveyed subject to covenants restricting it to this use only, to an appropriate registered social landlord/landlords.

Affordable housing will be for either rental, sale on a shared equity basis, or starter homes/discounted sale in each case to households meeting the appropriate needs criteria, subject to agreement with the Local Planning Authority.

It is anticipated that the main access road running parallel to Occupation Road, will be adopted by Kent County Council; access roads which are not adopted will be retained by the overall management company established to manage the common areas for the whole of the residential development, subject to a management charge to future residents. Each development area will have its own Management Company.

The green/open spaces within the development will be managed by the management company to be established, as will the...
IMPLEMENTATION
Implementation Strategy

linear park running between the residential development, and the existing alignment of Occupation Road/North Downs Way.

The area proposed to be retained as paddock/pasture land on the north side of Occupation Road, will be leased to a suitable occupier, who will be responsible for its management and maintenance.

Land for public car parking proposed is identified to the north of Occupation Road.

Land South of Occupation Road

Land on the south side of Occupation Road is presently in a variety of business uses; in the short to medium term, the approach of the Masterplan is to retain these existing business premises for occupation by either by existing businesses or other suitable businesses.

In the medium to long term the Masterplan anticipates redevelopment of both the “triangle” south of Occupation Road, and the former BCP premises further to the east for new business uses. It is proposed that the freehold of these properties would be retained by Telereal Trillium; they would be rented to commercial occupiers on appropriate leases. These leases would include a management charge for maintenance of common areas, payable by business occupiers.

Conversion of former Russell Laboratories to business use

The former Russell Laboratories are to be converted to business use and retained in the ownership of Telereal Trillium. Individual leases (short to medium term) will be offered to tenants; a management charge will cover maintenance of common areas, and the car park, to be provided to the north.

Redevelopment of former science laboratories for residential care home/extra care housing

This complex of buildings is proposed for redevelopment for the purpose of either a residential care home, or extra care housing; in either instance, development may be carried out either by the land owner alone or by Telereal Trillium in conjunction with a specialist operator in the elderly care/extra care housing sector.

In either case, Telereal Trillium or a subsequent owner will maintain and manage the common areas, the costs being covered by a charge levied on occupiers of the care home or extra care housing, as appropriate.

Business use of former Students Union building

The former Students Union building is to be converted to business uses and is anticipated to be retained in the ownership of Telereal Trillium. Individual leases (short to medium term) will be offered to tenants; a management charge will cover maintenance of common areas, and the car park, to be provided to the north.

Risk Analysis

Telereal Trillium is a private company with substantial property holdings and other resources, including access to development funding; it is in a strong position to take a longer term perspective, on progressing the redevelopment of the former Wye College Campus.

Accordingly, it is well placed to deal with uncertainty which may arise through either changes in general economic conditions or more specific considerations such as the impact of Brexit on the economy and the housing and commercial property markets.

Notwithstanding the question of wider economic considerations, the former Wye College Campus is considered to represent a favourable development opportunity for the land use proposals identified, given that:

- Proposed development mix includes both residential, business and community uses.
- The housing market remains strong in Wye.
- There is a growing need for accommodation suitable for elderly people with greater levels of dependency, in general; Wye has an older age profile, than the average for the local area.
- Some premises already in business use; good demand identified for further business accommodation.

Accordingly, the risks to successful implementation of the Wye Masterplan are capable of being managed, in the context of an owner with sufficient resources and flexibility to deal with market fluctuations, against a backdrop of strong market demand.

Maintaining a Focus on Design Policy

Managing implementation

Given the modest scale of development involved, it is considered that, following the detailed consideration of proposals through the Masterplan preparation process, the appropriate level for assessment of detailed designs in the future will be through the normal development management process, with pre-application discussions and detailed planning applications with the Local Planning Authority where appropriate.

Where appropriate, applications will be subject to a screening request, with regard to the possible requirement for Environmental Impact Assessment.

Sequencing of development

The anticipated sequencing of development is as follows:

1. Listed Buildings refurbishment and conversion
2. ADAS and/or Occupation Road (north)
3. Conversion of former Russell building to business use
4. Redevelopment of former science laboratories for residential care home/extra care housing
5. Business use of former students union building
6. Redevelopment of land south of Occupation Road for business purposes

Each planning application will include a short note updating the Masterplan, with regard to the likely sequencing of development and updating as appropriate the detailed studies of transport, and drainage.

Adoption Process

It is anticipated that this Masterplan will be adopted by the Cabinet of Ashford Borough Council by Spring 2018.

Delivery

It is proposed that each planning application pursuant to the Masterplan will include a review of the appropriate sections of the Masterplan.

It is anticipated that the Masterplan will have an effective life of 5 to 10 years; whether a review is appropriate should be considered after five years from date of adoption.