

# M20 Junction 10a

TR010006

## Appendix 15.2 List of 'Other Developments' for Stage 1 and Stage 2

APFP Regulation 5(2)(q)

Revision A

Planning Act 2008

Infrastructure Planning (Applications:

Prescribed Forms and Procedure)

Regulations 2009



**Volume 6.3**  
July 2016



M20 Junction 10a

TR010006

**Appendix 15.2 List of 'Other  
Developments' for Stage 1 and  
Stage 2**

Volume 6.3



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# 1. List of 'Other Developments' for Stage 1 and Stage 2

Table 1.1 Stage 1 and Stage 2 'Other Developments' Matrix

'Other Development' details						Stage 1		Stage 2			
ID	Application Reference/ Policy Reference	Applicant for 'Other Development' and brief description	Distance from Scheme	Status	Tier*	Within ZOI?	Progress to Stage 2?	Overlap in temporal scale	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
1	14/00906/AS	<p><b>Other Development:</b> Stour Park (Phase 1 and 2)  <b>Site Address:</b> Land on the North Side of Highfield Lane, Sevington, Kent  <b>Applicant:</b> Friends Life Limited  <b>Development description:</b> In August 2014, AXA Real Estate Investment Managers, DMI Properties Ltd and Friends Life Company submitted an Outline Planning Application for the Sevington Masterplan to Ashford Borough Council seeking consent for development of the Sevington Site. The site is located to the East of the A2070 Bad Munstereifel Road, to the West of Highfield Lane, to the South of the M20 and to the North of the CTRL Rail Line. The land is undulating arable land currently consisting of fields, and comprises 44.29ha. The application represents a comprehensive approach to the development of the site in accordance with The Local Development Framework Core Strategy Policy U19 (ABC, 2008).                      Development proposals include an employment led mixed use scheme, to include site clearance, the alteration of highways, engineering works and construction of new buildings and structures of up to 157,616m<sup>2</sup> comprising up to 140,000m<sup>2</sup> Class B8 (storage and distribution) use; up to 23,500m<sup>2</sup> of B1a / B1c Business (of which a maximum of 20,000m<sup>2</sup> of B1a), up to 15,000m<sup>2</sup> of B2 (general industry), up to 250m<sup>2</sup> of A1 (retail shops) and 5,500m<sup>2</sup> of sui generis to accommodate Kent Wool Growers together with ancillary and associated development including utilities and transport infrastructure, car parking and landscaping. The proposed development has been assessed by an Environmental Impact Assessment (EIA) which accompanies the planning application. Consultation ended on 8 January 2016, and a decision is still to be made on this development.</p>	Directly south of the DCO boundary for the Main and Alternative Schemes.	Planning application has been submitted, but planning consent still to be decided.	1	Falls within the ZOI for all topics.	Yes	<p>Construction: potential overlap of 11,920m<sup>2</sup> prior to the principal access being available.                      Operation: Yes.</p>	This large scale development site is located immediately adjacent to the Main and Alternative Schemes. Therefore there is potential for significant cumulative effects to arise for all environmental Topics.	The full release of development at this site is dependent on the provision of new junction capacity that will be provided through the construction of the M20 junction 10a.	Yes
2	05/01798/AS	<p><b>Other Development:</b> Newtown Works (Phases 2 - 4)  <b>Site Address:</b> Not available (Phase 1 address was Old Railway Works, Newtown Road, Ashford, Kent)  <b>Applicant:</b> Not available (Phase 1 applicant was Kier Property Developments 6 Cavendish Place, London, W1G 4NB)  <b>Development description:</b> The former railway works site in Newtown Road is a brownfield site identified for development in the Local Development Framework Core Strategy (ABC, 2008). The site is in a central location close to the Town Centre, railway station and the residential areas of Newtown and Willesborough. Outline planning permission was granted in June 2009 (with a non-material amendment in February 2010) for the part demolition and part redevelopment of the site to provide a mixed use development comprising of 928 dwellings and 6,866m<sup>2</sup> of commercial / retail floorspace, restoration of the listed buildings and 957 car parking spaces (05/01798/AS). The Council resolved to approve Reserved Matters plans for Phase 1 in April 2010 (subject to the completion of a confirmatory deed and other conditions) for 108 dwellings on the south eastern part of the site. Phase 1 has subsequently be constructed. Phases 2 - 4 of the Newton Road development require fresh</p>	1.3km from DCO boundary for the Main and Alternative Schemes.	No planning application at present.	3	Falls within the ZOI for Air Quality, Cultural Heritage, Landscape, Nature Conservation, Noise and Vibration and Road Drainage and the Water Environment.	Yes	<p>Construction: Possible overlap with the construction of the first 225 dwellings.                      Operation: Yes.</p>	The full Newtown Works (Phases 1-4) site is 7.88ha in extent. The influence on air quality, noise and vibration, landscape, cultural heritage, ecology and the water environment would overlap with the ZOI for the Main and Alternative Schemes.	Dependent on the construction of the M20 junction 10a.	Yes



'Other Development' details			Stage 1				Stage 2				
ID	Application Reference/ Policy Reference	Applicant for 'Other Development' and brief description	Distance from Scheme	Status	Tier*	Within ZOI?	Progress to Stage 2?	Overlap in temporal scale	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
		planning applications. No more development than would be generated by the equivalent of 225 dwellings shall be built and occupied in advance of the construction and opening to traffic of the proposed M20 junction 10a (or any equivalent subsequent scheme) or the identification of additional capacity at the existing junction 10, and until additional capacity has been provided at the Orbital Park A2070 junction.									
3	Policy U14, Urban Sites Infrastructure Development Plan Document (ABC, 2012)  And,  Site Appraisal US15, Urban Sites Infrastructure Development Plan Sustainability Appraisal (2010)	<b>Other Development:</b> Land at Willesborough Lees <b>Site Address:</b> Not applicable <b>Applicant:</b> Bellway Homes (planning application yet to be submitted) <b>Development description:</b> The site to the south east of the William Harvey Hospital is identified in the Core Strategy as suitable for primarily residential development and enables a secondary access point for the Hospital to accommodate its growing sub-regional role. It is proposed for residential development with an indicative capacity of 200 dwellings.  The site is divided into two ownerships. A smaller area around Highmead House was subject to an application for 28 dwellings in 2014. It was refused and dismissed on appeal but the inspector agreed with the principle of development. A further application ref 15/01550/AS for 28 dwellings has been submitted but not determined. There is no application on the larger part of the site at present beyond an access point. Bellway Homes are seeking to develop the land and an application will be submitted during next few months. As such, this development is considered to be Reasonably Foreseeable.	Directly north of the DCO boundary for the Main and Alternative Schemes.	No planning application at present.	3	Falls within the ZOI for Air Quality, Noise and Vibration, Cultural Heritage, Landscape, Nature Conservation, Effects on All Travellers and Community and Private Assets.	Yes	Construction: Scoped out as SA did not provide any assessment of the construction phase, and development details are limited.  Operation: Yes.	The influence of this development on air quality, noise and vibration, landscape, cultural heritage, ecology, travellers and communities would overlap with the ZOI for the Main and Alternative Schemes.	Not applicable.	Yes
4	Policy U15, Urban Sites Infrastructure Development Plan Document (ABC, 2012)	<b>Other Development:</b> U15 Henwood <b>Site Address:</b> Not applicable <b>Applicant:</b> Not applicable <b>Development Description:</b> Henwood Industrial Estate accommodates a range of B1, B2 and B8 uses. It is identified in the Core Strategy as a strategic employment location and has traditionally been allocated for primarily employment uses in previous Local Plans. It lies to the north east of the town centre close to local services.	1.7km north west of the DCO boundary for the Main and Alternative Schemes.	No planning application at present.	3	Falls within the ZOI for Air Quality, Nature Conservation, Cultural Heritage, Landscape, and Road Drainage and the Water Environment.	No. ABC confirmed that the majority of this development is complete.				
5	Policy U16, Urban Sites Infrastructure Development Plan Document (ABC, 2012)	<b>Other Development:</b> Orbital Park <b>Site Address:</b> Not applicable <b>Applicant:</b> Not applicable <b>Development description:</b> The Orbital Park site is designated in the Core Strategy as a strategic employment location. Although the majority of the site has now been developed, there are still several vacant plots where new development could take place.	250m south west of the DCO boundary for the Main and Alternative Schemes.	No planning application at present.	3	Falls within the ZOI for all topics.	No. ABC confirmed that the majority of this development is complete.				
6	2/00278/AS	<b>Other Development:</b> Cheeseman's Green <b>Site Address:</b> Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth, Kent <b>Applicant:</b> The Church Commissioners for England, Elizabeth House, York Street, London, SE1 7NQ <b>Development description:</b> In 2002, outline planning permission (2/00278/AS) was granted (subject to planning conditions and a Section 106 Agreement) for the development of 1,100 houses and 70,000m <sup>2</sup> of business floorspace together with mixed use community facilities, access roads, footpaths, cycle routes, landscaping and public open space. Construction of the housing	0.9km south of the DCO boundary for the Main and Alternative Schemes.	Planning consent given.	1	Falls within the ZOI for Air Quality, Noise and Vibration, Cultural Heritage, Landscape, Nature Conservation and Road	Yes	Construction: Potential for the construction of 700 of the dwellings and employment floor space (1.5 development units) to overlap.	The influence of the large 168ha development on landscape, air quality, noise and vibration, cultural heritage, ecology and the water environment would overlap with the ZOI for the Main and	Dependent on the construction of the M20 junction 10a.	Yes

'Other Development' details			Stage 1				Stage 2				
ID	Application Reference/ Policy Reference	Applicant for 'Other Development' and brief description	Distance from Scheme	Status	Tier*	Within ZOI?	Progress to Stage 2?	Overlap in temporal scale	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
		element of this proposed development has recently commenced, however no more than 700 dwellings and employment floor space equivalent to 1.5 Development Units shall be occupied pursuant to this grant of planning permission unless and until the completion and opening to traffic of a new motorway junction on the M20 junction 10a.				Drainage and the Water Environment.		Operation: Yes.	Alternative Schemes.		
7	12/00471/AS (withdrawn)  and,  Policy CS5, Local Development Framework Core Strategy (ABC, 2008)	<b>Other Development:</b> Waterbrook <b>Site Address:</b> Phase 1, Waterbrook Park, Waterbrook Avenue, Sevington, Kent <b>Applicant:</b> Not applicable <b>Development description:</b> Waterbrook is an urban extension area identified in the Local Development Framework Core Strategy (ABC, 2008), and is further detailed in the Cheeseman's Green and Waterbrook Area Actin Plan Issues and Options Report (ABC, 2011). The Waterbrook area is a sub-area of Cheeseman's Green and should make provision for at least 15ha of employment land unless this is shown to be unnecessary due to the number of jobs being provided elsewhere in the Waterbrook area. A Planning Application for this area of land was submitted in April 2012 (12/00471/AS) but has since been withdrawn. As such, this development is therefore considered as Reasonably Foreseeable.	0.5km south of the DCO boundary for the Main and Alternative Schemes.	No planning application at present.	3	Falls within the ZOI for Air Quality, Noise and Vibration, Cultural Heritage, Landscape, Nature Conservation, Geology and Soils, Effects on All Travellers, and Road Drainage and the Water Environment.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The site is 20.5ha in extent. The influence on air quality, landscape, cultural heritage, noise and vibration, ecology and the water environment would overlap with the ZOI for the Main and Alternative Schemes.	Not applicable.	Yes
8	12/01245/AS	<b>Other Development:</b> Conningbrook Strategic Park <b>Site Address:</b> Conningbrook, Willesborough Road, Kennington, Kent <b>Applicant:</b> Brett Aggregates Ltd <b>Development description:</b> A planning application was submitted in November 2014 (12/01245/AS) for the creation of a country park for recreational and watersports purposes with a range of associated facilities including an activity centre, a public house/restaurant, change of use of Manor to offices, car parks and other ancillary works and structures including works to the Julie Rose Stadium, as well as the construction of 300 dwelling residential development with associated infrastructure and landscaping, and the provision of an aggregates storage and distribution facility. The proposed development was subject to an EIA, and ABC permitted the development in October 2014. Construction is yet to start. The proposed development is considered as being Near Certain.	1.1km north of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted.	1	Falls within the ZOI for Air Quality, Noise and Vibration, Cultural Heritage, Landscape, Nature Conservation and Road Drainage and the Water Environment.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The influence of the 55ha development on air quality, noise and vibration, landscape, cultural heritage, ecology and the water environment would overlap with the ZOI for the Main and Alternative Schemes.	Not applicable.	Yes
9	Policy U3, Urban Sites Infrastructure Development Plan Document (ABC, 2012)	<b>Other Development:</b> U3 Land at Chart Industrial Estate <b>Site Address:</b> Not applicable <b>Applicant:</b> Not applicable <b>Development description:</b> The Core Strategy identified the Chart Estate as an area with redevelopment potential which could accommodate a high density form of development. Redevelopment proposals could be for alternative employment uses within use classes B1-8 as well as other employment generating uses such as tourism, healthcare and education. The area would also be suitable for a limited scale of retail warehousing.	2.5km west of the DCO boundary for the Main and Alternative Schemes.	No planning application at present.	3	Falls within the ZOI for Air Quality and Nature Conservation.	No. ABC confirmed that the majority of this development is complete.				
10	11/00757/AS	<b>Other Development:</b> K College, Jemmett Road <b>Site Address:</b> South Kent College Of Technology, Elwick Road, Ashford, Kent <b>Applicant:</b> K College, Campus 21, Brook Street, Tonbridge, TN9 2PW <b>Development description:</b> This site (3.6ha) is currently a further education college campus located on Jemmett Road within walking distance of the town centre, railway station and Victoria Park. The site is currently in use as an important educational facility for the borough but the College is pursuing a scheme to re-locate to a site within the town centre (Policy U6A) and hence there is the potential to redevelop this site once the relocation has taken place. A full planning application (11/00757/AS) was submitted in 2011, and planning	2.5km west of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted.	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Unlikely to overlap as construction is commencing at present.  Operation: Yes.	The site is only 3.6ha in extent and is located at some distance from the Main and Alternative Scheme. The only potential for cumulative effects is on ecology as the ZOI of this 'other development' and the Main and Alternative	Not applicable.	Yes

'Other Development' details			Stage 1				Stage 2				
ID	Application Reference/ Policy Reference	Applicant for 'Other Development' and brief description	Distance from Scheme	Status	Tier*	Within ZOI?	Progress to Stage 2?	Overlap in temporal scale	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
		consent was granted in 2015. The planning application includes plans for the demolition of existing buildings and structures, construction of new college buildings (class D1), provision of new access road, on-site parking and servicing, associated hard and soft landscaping and boundary treatment works, reduction in height of existing retaining wall on Station Road, alterations to site levels and other associated minor works.							Schemes overlap.		
11	11/00757/AS	<b>Other Development:</b> Former Ashford South Primary School <b>Site Address:</b> South Kent College Of Technology, Elwick Road, Ashford, Kent <b>Applicant:</b> Unknown <b>Development description:</b> The application site, which extends to approximately 1.24ha, is located on the corner of Elwick Road and Station Road, on the southern edge of Ashford Town Centre, approximately 300m to the north-west of Ashford International Railway Station.	4.6km south west of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted.	1	No	No. ABC confirmed that the majority of this development is complete.				
12	04/00044/AS And, Policy U17, Urban Sites Infrastructure Development Plan Document (ABC, 2012)	<b>Other development:</b> Eureka Business Park <b>Site Address:</b> Eureka Business Park, Trinity Road, Ashford Kent <b>Applicant:</b> Trinity College (CSP Ltd) and Quadrant Estates Ltd c/o Bidwells Property Consultants (original applicant from 04/0044/AS) <b>Development description:</b> Outline application for Science and Business Park Development comprising up to 115,000m <sup>2</sup> of B1 Floorspace on remainder of undeveloped land (from 04/0044/AS). Parts of the Eureka site have already been developed for employment purposes, at present there remains large areas of land available. The Eureka Business Park is proposed primarily for B1 office uses (from the Urban Sites Infrastructure Development Plan Document).	4.1km north west of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted.	1	Falls within the ZOI for Air Quality, Noise and Vibration, and Nature Conservation.	Yes	Construction: Yes. Operation: Yes.	The development itself has the potential to give rise to significant effects, however, it is located a great distance from the Main and Alternative Scheme, with only the Nature Conservation and Air Quality ZOI overlapping with the Main and the Alternative Scheme 2km ZOI.	Not applicable.	Yes
13	12/00400/AS	<b>Other Development:</b> Chilmington Green <b>Site Address:</b> Land at Chilmington Green, Ashford Road, Great Chart, Kent <b>Applicant:</b> Hodson Developments Ltd Malcolm Jarvis Homes Ltd Pentland Homes Ltd Ward Homes <b>Development description:</b> An Outline Planning Application (12/00400/AS) was submitted to the Council in August 2012 for a comprehensive mixed use development comprising up to 5,750 residential units, in a mix of sizes, types and tenures; up to 10,000m <sup>2</sup> (gross external floor space) of Class B1 use; up to 9,000 m <sup>2</sup> (gross external floorspace) of Class A1 to A5 uses; education (including a secondary school of up to 8ha and up to 4 primary schools of up to 2.1ha each); Community Uses (Class D1) up to 7,000m <sup>2</sup> (gross external floorspace); leisure uses (Class D2) up to 6,000m <sup>2</sup> (gross external floorspace); provision of local recycling facilities; and the provision of areas of formal and informal open space. Planning permission has been resolved to be granted, subject to negotiations including a Section 106 Agreement. This development is therefore considered to be Near Certain.	4.4km south west of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted, subject to Section 106 Agreement.	1	Falls within the ZOI for Air Quality.	Yes	Construction: Potential for construction stage to overlap. Operation: Yes.	The development itself has the potential to give rise to significant effects, however, it is located at a great distance from the Main and Alternative Scheme, with only the Air Quality ZOI overlapping.	Not applicable.	Yes
14	13/00713/AS	<b>Other Development:</b> KWG (Kent Wool Growers) Site, Tannery Lane, Ashford, Kent <b>Site Address:</b> Kent Wool Growers Ltd, Brundrett House, Tannery Lane, Ashford, Kent <b>Applicant:</b> c/o Agent - PRC Group, 5 St Mary's Road, Surbiton, Surrey, KT6 4JG <b>Development Description:</b> Hybrid application for the demolition of all existing buildings (except Whist House). Erection of 159 residential units consisting 155 apartments (3 - 6.5 storeys) and 4 town houses and associated parking (outline application with approval sought for details of access, layout and scale with details of appearance and landscaping reserved). Works for the	2.4km (north) west of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted.	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for construction stage to overlap. Operation: Yes.	The site is only 0.1ha in extent and is located some distance from the Main and Alternative Scheme. The only potential for cumulative effects is on air quality and ecology as the ZOI of this 'other development' and the	Not applicable.	Yes

'Other Development' details			Stage 1				Stage 2				
ID	Application Reference/ Policy Reference	Applicant for 'Other Development' and brief description	Distance from Scheme	Status	Tier*	Within ZOI?	Progress to Stage 2?	Overlap in temporal scale	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
		restoration of Whist House to a 4 bed dwelling, including new parking barn, garden / flood walls and landscaped gardens (full application)							Main and Alternative Schemes overlap.		
15	15/01671/AS	<b>Other Development:</b> Victoria Quarter (former Powergen site) <b>Site Address:</b> Former Powergen site, Victoria Road, Ashford, Kent <b>Applicant:</b> Development Securities (Ashford) Limited C/o Agent <b>Development description:</b> This is a hybrid application for 5 plots comprising: (1) Full and detailed application for plots 1 and 2 comprising: erection of 400 dwellings, a retail kiosk / cafe unit (Use class A1 / A3) and associated parking, public surface car park, plant and storage; together with landscaping and access works. (2) Outline application with appearance and landscaping reserved with parameters for plots 3, 4 and 5 comprising: demolition of existing buildings / structures and erection of up to 260 dwellings, associated parking, plant and storage together with landscaping and access works. The Planning application has been submitted, but no decision has been made at present.	3.0km north west of the DCO boundary for the Main and Alternative Schemes.	Planning application has been deposited (i.e. valid and registered).	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The site is only 3.6ha in extent and is located at some distance from the Main and Alternative Schemes. The only potential for cumulative effects is on ecology as the ZOI of this 'other development' and the Main and Alternative Schemes overlap.	Not applicable.	Yes
16	15/01195/AS	<b>Other Development:</b> Former site of Ashford Market, Elwick Road (Elwick Road Phase 1) <b>Site Address:</b> Former site of Ashford Market, Elwick Road, Ashford, Kent <b>Applicant:</b> c/o Agent - Savills (UK) Limited (Stanhope plc), Embassy House, Queens Avenue, Bristol, BS8 1SB <b>Development description:</b> This is a mixed use development comprising of restaurants and cafes (Class A3), a hotel (Class C1), leisure and assembly, including a cinema (Class D2), a car park, associated highway works, vehicle access, infrastructure, plant, car and cycle parking and landscaping (Phase 1). The Site is approximately 2.7ha in area and centred on Ordnance Survey Grid Reference TR 00831 42490. Planning permission was granted in December 2015.	2.9km north west of the DCO boundary for the Main and Alternative Schemes.	Planning consent granted.	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The site is only 1.8ha in extent and is located at some distance from the Main and Alternative Schemes. The only potential for cumulative effects is on ecology as the ZOI of this 'other development' and the Main and Alternative Schemes overlap.	Not applicable.	Yes
17	15/01282/AS	<b>Other development:</b> Land opposite Elwick Road (Elwick Road Phase 2) <b>Site Address:</b> Former site of Ashford Market, Elwick Road, Ashford, Kent <b>Applicant:</b> Stanhope plc C/o Agent <b>Development description:</b> Outline application for development of up to 200 residential units with access to be considered at this stage (Phase 2). No decision has been made at this stage.	2.7km north west of the DCO boundary for the Main and Alternative Schemes.	Planning application has been deposited (i.e. valid and registered).	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The site is only 0.8ha in extent and is located at some distance from the Main and Alternative Schemes. The only potential for cumulative effects is on ecology as the ZOI of this 'other development' and the Main and Alternative Schemes overlap.	Not applicable.	Yes
18	16/00554/AS	<b>Other development:</b> Dover Place <b>Site Address:</b> Dover Place Car Park, Dover Place, Ashford, Kent <b>Applicant:</b> Quinn Estates Limited Highland Court Farm Bridge Near Canterbury Kent CT4 5HW <b>Development description:</b> Erection of a 6 storey building providing 5 floors of flexible office accommodation above a ground floor restaurant and cafe, and / or retail accommodation (uses B1, A1, A2 and A3) with a rooftop plant enclosure plus a free-standing sub-station, cycle store and refuse store. Creation of 220 dedicated car parking spaces in total with 39 spaces immediately around building and the remaining 181 parking spaces as part of an extension to the Stour Centre car park.	2.2km north west of the DCO boundary for the Main and Alternative Schemes.	Planning application has been deposited (ie valid and registered).	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The site is only 0.83ha in extent and is located at some distance from the Main and Alternative Schemes. The only potential for cumulative effects is on air quality and ecology as the ZOI of this 'other development' and the Main and Alternative Schemes overlap.	Not applicable.	Yes
19	16/00002/EI A/AS	<b>Other development:</b> Victoria Road (application for a Screening Opinion) <b>Site Address:</b> Victoria Road George Street Redevelopment Site, Beaver Road, Ashford, Kent	2.7km north west of the DCO	Decided. Screening. – EIA not	1	Falls within the ZOI for Air Quality and	No.				

'Other Development' details			Stage 1				Stage 2				
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		<b>Applicant:</b> HDD Ashford Limited c/o Agent <b>Development description:</b> This is an application for a Screening Opinion only. The proposed development will include: a foodstore (Use Class A1) – up to 1,750m <sup>2</sup> ; a brewery (Use Class B2) with ancillary shop, bar and restaurant – up to 2,200m <sup>2</sup> ; a hotel (Use Class C1) - up to 120 bedrooms; small scale commercial units (Use Classes B1a / A1 / A2) – up to 350m <sup>2</sup> total; and up to 225 residential units comprising flats of mixed sizes (majority 1 - 2 beds with some 3 bed units). Dwellings to comprise a mix of Private Rented Sector (PRS), and market housing. Two electrical sub-stations, associated parking, landscaping and access works.	boundary for the Main and Alternative Schemes.	required.		Nature Conservation.					
20	14/01402/AS	<b>Other Development:</b> Ashford Designer Outlet <b>Site Address:</b> Ashford Designer Outlet, Kimberley Way, Ashford, Kent, TN24 0SD <b>Applicant:</b> Ashford Investor Limited Partnership c/o Agent <b>Development description:</b> A Planning Application for Full Planning Permission (14/01402/AS) was submitted in November 2014 for demolition of part of the existing Designer Outlet Centre and the construction of buildings and structures to provide an extension to the outlet. The 100,000sq.ft extension will add 40 new stores, 6 restaurants, create up to 14,800 jobs, plus vehicle journeys associated with the retail development. The expanded outlet centre has the potential to further Ashford's international appeal, while creating stronger links to the station and having an offer that complements the town centre with different, branded retailers. Phase 2 is planned to open in 2018. A decision has not yet been made on this proposed development. Resolution to grant planning permission subject to a Section 106 Agreement. This development is considered to be More Than Likely.	2.1km west of the DCO boundary for the Main and Alternative Schemes.	Planning permission granted, subject to a Section 106 Agreement.	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for construction stage to overlap.  Operation: Yes.	The site comprises approximately 18.1ha. The only potential for cumulative effects is on air quality and ecology as the ZOI of this 'other development' and the Main and Alternative Schemes overlap.	Not applicable.	Yes
21	14/00899/AS	<b>Other Development:</b> The Panorama (formerly Charter House) <b>Site Address:</b> The Panorama, Park Street, Ashford, Kent <b>Applicant:</b> Leslie (Ashford) Ltd <b>Development description:</b> A planning application (Variation/Modification of Condition) was submitted in July 2014 for the conversion and alteration of Charter House to provide up to 234, 1 and 2 bed flats and up to 3.581m <sup>2</sup> of flexible commercial floorspace (Use Classes B1 office, A1 retail, A2 financial and professional, A3 restaurant, D1 Community, D2 gym only) and the construction of 2 new buildings providing 110 flats including associated parking and landscaping, including open and covered amenity space to roof top level. Ashford Borough Council permitted the development in April 2015, and construction is currently in progress, and is due to be finished in 2016. This proposed development is therefore considered to be Near Certain.	2.7km north west of the DCO boundary for the Main and Alternative Schemes.	Construction confirmed to have finished.	1	Falls within the ZOI for Air Quality and Nature Conservation.	No				
22	02/01565/AS	<b>Other development:</b> Former Rowcroft and Templar Barracks <b>Site Address:</b> Former Rowcroft and Templar Barracks, Templar Way, Ashford, Kent <b>Applicant:</b> Westbury Homes (Holdings) Ltd / George Wimpey UK Ltd c/o Agent <b>Description:</b> Outline planning application for a mixed use development comprising circa 1,250 dwellings, employment uses (circa 2.5HA), retail uses including a supermarket of 2,323m <sup>2</sup> , community facilities including a community hall and primary school, restoration of Repton Manor, open space, roads (including means of access), cycleways, footpaths and ancillary uses, demolition and remediation.  Land Parcel 15: 15/01518/AS Reserved Matters application (to be approved).  Land Parcel 18: 15/00589/AS	4.0km north west of the DCO boundary for the Main and Alternative Schemes.	Outline planning consent granted.	1	Falls within the ZOI for Air Quality and Nature Conservation.	Yes	Construction: Potential for the construction of land parcels 15, and 19 - 23 to overlap.  Operation: Yes.	The site is only 2.5ha in extent and is located at some distance from the Main and Alternative Schemes. The only potential for cumulative effects is on air quality and ecology as the ZOI of this 'other development' and the Main and Alternative Schemes overlap.	Not applicable.	Yes

‘Other Development’ details			Stage 1				Stage 2				
ID	Application Reference/ Policy Reference	Applicant for ‘Other Development’ and brief description	Distance from Scheme	Status	Tier*	Within ZOI?	Progress to Stage 2?	Overlap in temporal scale	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
		Reserved Matters application (approved and under construction).  Land Parcels 19-23: 15/01301/AS Reserved Matters application (to be approved).  Land Parcels 31-33: 15/00315/AS Reserved Matters application (approved and under construction).									

Source: Planning Inspectorate (2015) Advice Note Seventeen: Cumulative Effects Assessment Relevant to Nationally Significant Infrastructure Projects.

\*A description of the ‘Tiers’ can be found in Table 15.2 of Chapter 15 ‘Combined and Cumulative Effects’, contained in Volume 6.1 of this ES.