



# Sandyhurst Lane Residents Association



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## **SLRA response to Planning Application number 18/00098/AS Waterbrook Park, Waterbrook Avenue, Sevington, Kent**

(Hybrid planning application for mixed-use development comprising (1) Application for full planning permission for the construction and operation of a 600-space truck stop; a 2,612sqm GIA service building providing 1,734sqm GIA of ancillary truck stop service facilities and 878sqm GIA of B1 offices; buildings providing 6,308sqm GIA of class B1, B2 and B8 floorspace for small and medium enterprises; associated access, parking and landscaping, including highway infrastructure works to Waterbrook Avenue and (2) Application for outline planning permission (with all matters reserved) for 8.9ha of employment uses comprising uses falling within use classes B1, B2 and B8, a class A1 superstore of up to 2323sqm, drive-through restaurants (use classes A3/A5), a petrol filling station and ancillary convenience store, and car showrooms (sui generis); and up to 400 residential dwellings, with class A1 neighbourhood retail uses, associated drainage, parking, landscaping and infrastructure)

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Sandyhurst Lane Residents' Association (SLRA) has been active for over thirty years representing the collective interests of the residents of Sandyhurst Lane, Ashford and all adjacent roads which constitute its neighbourhood of 345 dwellings. The mission statement of the Association is "*Protecting the rural character of Sandyhurst Lane and the adjoining area*".

For many years our residents have suffered from the effects of overnight lorry parking in the vicinity of Sandyhurst Lane, notably in the 'layby' on the A20 at Potters Corner and nearby parts of the A20 itself. These areas do not provide any facilities for lorry drivers, resulting in poor conditions for the drivers themselves, unpleasant litter and waste left in the vicinity and unacceptable levels of noise, especially from vehicle mounted refrigeration units.

As an organisation we were pleased to be included in meetings with KCC and ABC to explore alternative schemes to discourage or mitigate the effects of this local lorry parking and have been party to the discussions leading to the current trial parking ban.

We therefore welcome the current 18 month trial overnight lorry parking ban which has been in operation since 30 October 2017 and is proving very effective. However, we are very conscious that, whilst this is providing a solution for our residents, it is unhelpful to the lorry drivers who have to find somewhere to park overnight. This is exacerbated by the acute shortage of dedicated lorry parking throughout Kent.

We believe that it is imperative to provide adequate dedicated parking facilities in order to achieve a permanent solution to the parking problem, which in our local area has been solved only temporarily.

We are aware that the current Ashford International Truckstop at Waterbrook provides excellent 5 star facilities for high security overnight lorry parking, including accommodation, catering, toilet/washing facilities, gymnasium, refrigerated loads facility, etc. However, we understand that the current 350 lorry capacity is frequently oversubscribed and drivers of lorries which are turned away have to seek roadside parking elsewhere in the Ashford area.

We therefore strongly support the planning application to expand the facility to a capacity of 600 lorry parking spaces. This will provide lorry drivers with first class facilities in which to relax between shifts and will go a long way towards providing a more permanent solution to the current lorry parking problems throughout Ashford and the surrounding area, benefitting lorry drivers, our residents and the wider community.