



Who

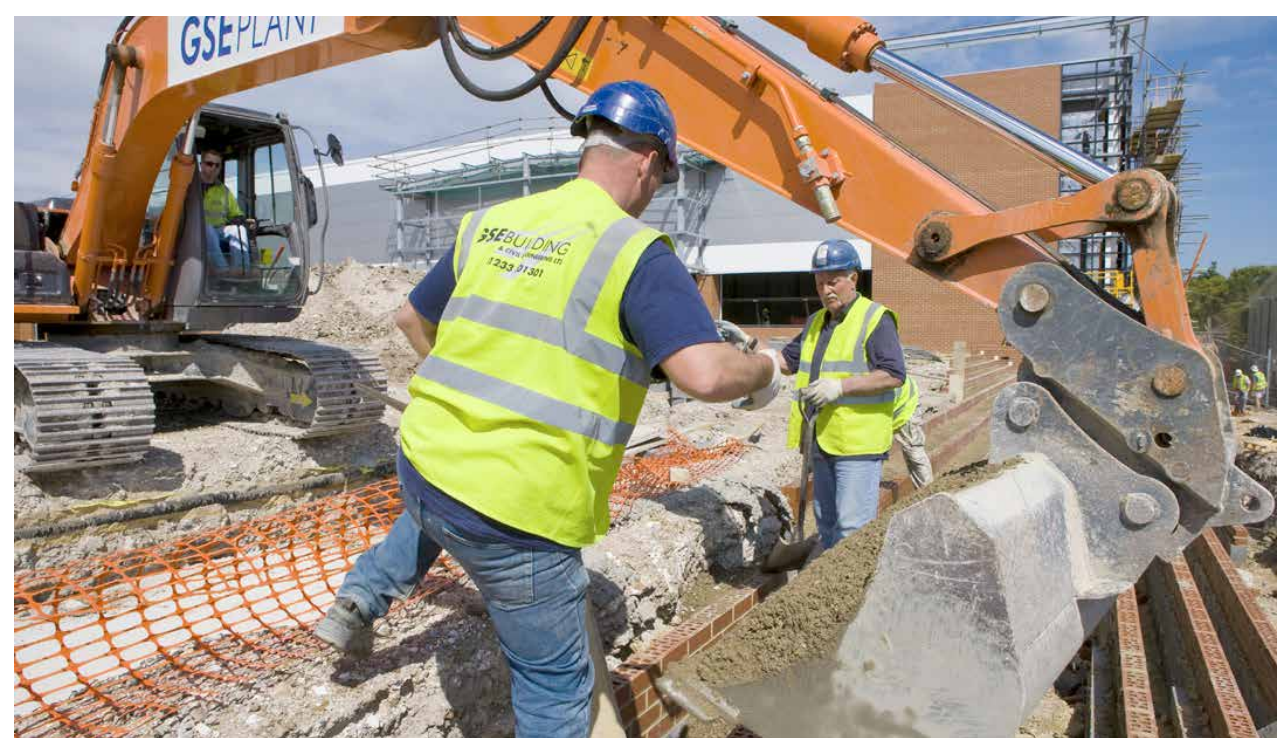
GSE Waterbrook Ltd is a division of Ashford-based GSE Group.

Established in 1986, GSE Group has been providing skills and services to the civil engineering and construction sectors across the South East ever since. Its other divisions include GSE Civil Engineering and GSE Plant.

The company employs over 400 staff, many of them from Ashford and the surrounding area.

It owns and operates the award winning Ashford International Truckstop and the 4* Hythe Imperial Hotel, which has been comprehensively refurbished by GSE Group.

GSE Waterbrook seeks to acquire and develop land for both commercial and residential use, and other projects include 75 new homes at Imperial Green in Hythe.





What

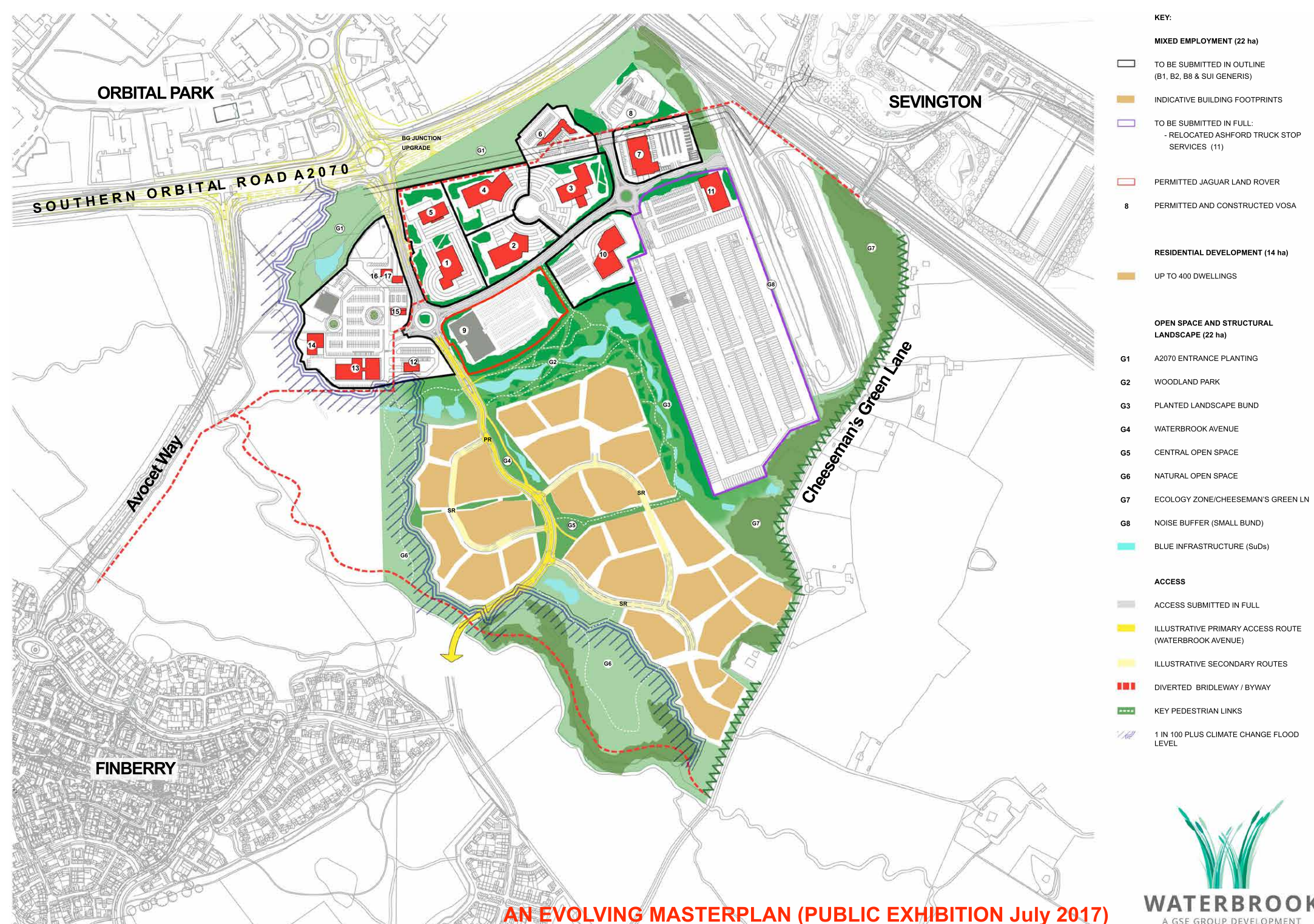
Waterbrook is a mixed-use development of commercial property, up to 400 new homes and a new Ashford International Truckstop with increased capacity for secure overnight parking for 600 HGVs. The scheme is being promoted by GSE Waterbrook and the Church Commissioners.

It is already home to the existing truckstop, the Government's Driver & Vehicle Standards Agency, and with permission granted for a £9m state-of-the-art Jaguar Land Rover dealership for Barretts Motor Group.

The development would also include local shops, drive-through restaurants and a petrol station.

As well as landscaping that is carefully designed to create natural buffers between the new homes, commercial zones and truckstop, a linear park will run through the centre of Waterbrook, creating a natural habitat for a wide variety of plants and wildlife.

The majority of the existing footpaths and bridleways will be retained, and a new footpath and cycle route will be made.





Where

Waterbrook is a 147-acre site off the A2070 Southern Orbital Road and close to Jn10 and the proposed new Jn10A of the M20. It is within easy reach of Ashford International Station.

It has long been identified by Ashford Council as a strategically important development site within the Borough.

Along with two of the commercial property zones, Ashford International Truckstop would be on the easternmost part of the site, next to the existing Brett Aggregates railhead and the M20.

The rest of the commercial area will be on the north of the site closest to the A2070, including the retail zone in the north west corner of the site.

The new housing will be on the southern and western part of the site, with open space and parkland acting as a buffer between it, the truckstop and the commercial zone.

The site will be accessible from the A2070, via the existing roundabout at the junction with The Boulevard.



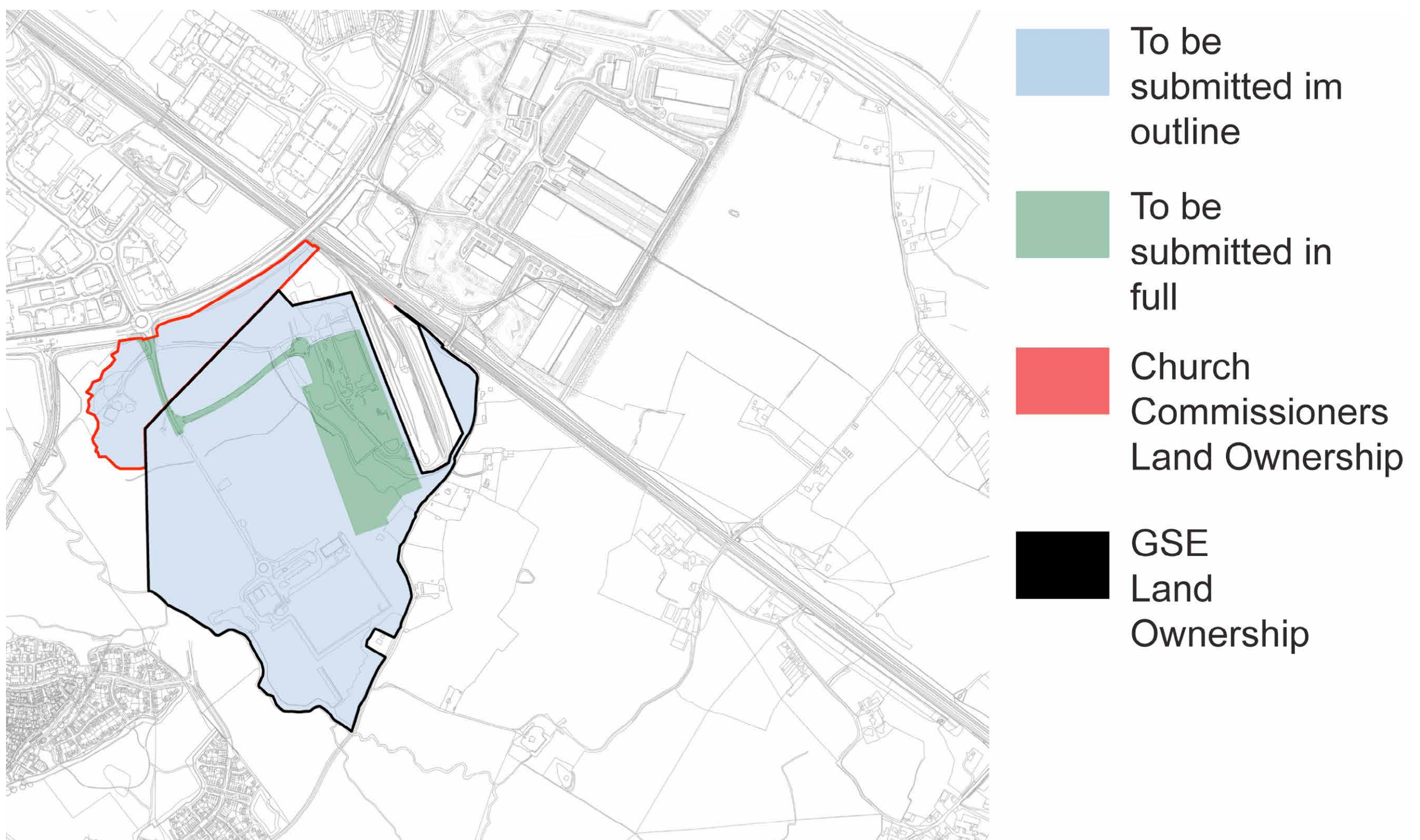


How

Our plans for Waterbrook would be submitted as a hybrid application, with a full planning application being submitted for the new Ashford International Truckstop and some small business units, and an outline application for the rest of the site encompassing the housing and other commercial elements.

This would ensure that should permission be granted, work could start immediately on the new truckstop and start-up business units, which would be complete and operational by the time work on the new homes and the rest of the commercial sector is ready to begin.

Other than the Driver & Vehicle Standards Agency site, which is already open, and the new Barretts Jaguar Land Rover dealership, which already has planning permission, none of the new residential properties would be occupied until the proposed Jn10A of the M20 is complete, currently estimated to be by May 2020.





Ashford International Truckstop

The expansion of Ashford International Truckstop is crucial in helping combat the issue of HGVs parking illegally on the streets around the town.

Named the UK's best lorry park for 2016 by Truckstop News, the current site provides secure off-road parking for 300 HGVs but is operating close to capacity for most of the week, with trucks being turned away at times of peak demand.

The launch of the innovative MyTruckParking App, which allows drivers and fleet managers to pre-book spaces, has increased demand even further.

Plans within the Waterbrook masterplan to move the truckstop to a new area on the site would allow us to double the capacity to accommodate 600 HGVs at any one time and provide new, modern accommodation and facilities for drivers.

The new expanded truckstop would be the first phase of Waterbrook to be built, meaning it would be making a meaningful contribution to keeping parked HGVs off the streets of Ashford while the rest of the site was being developed.

The current truckstop will not be closed until the new one is open, to ensure there is plenty of lorry parking available at all times.





When

Our masterplan for Waterbrook has been evolving over a number of years, and in consultation with Ashford Council.

Comments received as a result of today's exhibition will be given careful consideration and will influence the final plans when these are prepared for submission.

Should permission be granted, we anticipate work starting on the new Ashford International Truckstop in early 2018 with other elements to follow later.

None of the new residential or commercial properties would be occupied until the proposed Jn10A of the M20 is complete. Highways England's current timetable for Jn10A is for work to start in January 2018 and to be complete by May 2020.





Have your say

Your views are important to us and will be taken into consideration as we finalise our planning application.

Please feel free to fill out one of the comment forms here today and leave it in the box on the registration desk on your way out.

Alternatively, visit our website www.waterbrookpark.co.uk and enter your comments there. Just follow the link on the Home page.

Thank you for coming.

