Ashford Borough Council

PART 1 Consultation Statement Regulation 18 Stages

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Introduction

The purpose of this document is to set out how the Ashford Borough Council has involved the local community, stakeholder and statutory bodies in the early formation of the Ashford Local Plan 2030 known as 'Regulation 18 consultation'. These events were held between 2012 and 2015 and focused on overall strategy of the Local Plan 2030 and potential site allocations.

This report sets out the information on the following:

- who was invited to make comments and/or representations,
- how they were invited to do so,
- a summary of the main issues raised by the comments/representations, and
- How these have been addressed in the production and drafting of the Local Plan 2030 and/or supporting documents.

The Council recognises that early and ongoing community involvement is a key part of plan making. This consultation statement complies with Ashford's adopted Statement of Community Involvement (SCI) 2013. The SCI outlines that the Council is committed to effective community engagement, and seeks to use a wide range of methods for involving the community in the plan making process.

Regulation 18

Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan and invite comments about what that plan ought to contain. The Regulation 18 consultation marks the start of the engagement stage of the Local Plan 2030 for Ashford and represents the scoping stage to decide what should be included in the Plan. A variety of consultation events provided opportunities for local residents to help to shape their local areas, and for key stakeholders to comment on the overall strategy:

Date/s	Consultation Topic & Event
1st August to 31st October 2012	Jobs Growth and New Homes Consultation Questionnaire, aimed at local business groups, key stakeholders and local residents
Between October 2012 and October 2013	Plan-it Ashford Workshops with Town/Parish Councils, community forums, local interest groups and young people
December 2013 to July 2014	Site Submissions workshops with Town/Parish Councils & Community Forums
Throughout 2015	Shortlisted sites meetings/events for potential allocation sites with Town/Parish Councils and local residents
July 2015	Green Corridor workshop with interest groups and local representatives

2 Jobs Growth and New Homes Consultation 2012

Purpose of the Consultation

Crucial to the Local Plan to 2030 was estimating the growth expected in the economy of the area and the number of new homes that will be needed in Ashford. This required feedback from residents and people that work, are involved with community organisations and operate businesses in the borough. In October 2012, the policy team commenced this process by running a public consultation on proposed jobs and homes figures.

As a first step in the process, the council appointed consultants, GL Hearn to advise on the economic prospects for the borough to 2030. The expert advice suggested a range of options from the cautious to the more optimistic and suggested an average jobs growth of between 400 – 800 jobs a year to 2030 was required.

So that the council knew how much land needs to be identified in a new local plan for development to 2030, we also needed to understand how many homes would be needed. The council appointed a specialist unit at Kent County Council that advises district councils around Kent to produce this information. Using a widely used computer model, this work looked at the existing structure of the population and the way it is likely to change in future and then tested how different levels of jobs growth would impact on the number of new homes needed to 2030.

These background documents were made available with the consultation and it was made clear that the forecasts within them are only estimates and they must be treated as such. The Questionnaire asked a number of specific questions relating to these proposed estimates.

Consultation Details and Advertising

The consultation period ran for 3 months between 1st August and 31st October 2012. The consultation was an online and hard copy Questionnaire, which asked for comments relating to the amount of potential Jobs growth and new homes the borough council, should plan for up to 2030.

The consultation was open to all members of the public and all specific consultees and duty to cooperate bodies were specifically contacted by mail with a copy of the questionnaire.

Additional consultees within the Policy (LDF) Database and Economic Development Business database were notified of the consultation via email. The consultation documents were also placed in 5 Libraries (including the Ashford and Tenterden Gateways).

A press release was issued to all local press and the Consultation was also advertised on the Kent Invicta Chamber of Commerce's website and the front page

of the Councils website and appeared in the Council's 'news' section five times throughout the consultation period.

A radio advert was aired during weeks commencing 8th and 15th October (these were 10 x 30-second adverts per day between 6am and 8pm) on local station KMFM. This advertising resulted in a number of press articles about the questionnaire in the Kentish Express and Express Herald between August and September. Full details of all advertising can be found in Appendix A.

The Policy team also held two staffed public exhibitions advertising the consultation in County Square Shopping Centre on Monday 22nd and Tuesday 23rd October from 10am to 5pm.

Overall 158 responses were received to the questionnaire and the analysis of these responses can be found in Appendix A.

3 Plan-it Ashford Consultation

Introduction

3.2 As a second part of Regulation 18 Local Plan 2030 consultation, the policy team ran a series of 'Plan-It' consultation meetings and workshops with Parish councils, Community Forums, schools and community and voluntary sector groups starting in early August 2012 (partly overlapping with the Jobs & Homes Consultation) and through to Autumn 2013. The intention was to get local people and groups thinking about the issues that affect them now and in the future.

3.3 The Plan-it approach is based on an award-winning idea that worked well in Winchester. The Planning Policy team adapted this by creating seven 'characters' to represent a cross section of a local community. All of the characters have different personal situations and issues that need to be addressed. The Plan-it pack was intended to help people to identify with their own situation through the characters and also consider the needs of others as part of the planning process. The full Plan-it consultation pack can be found in Appendix B.

3.4 The Plan-It consultation was initially aimed at Parish Councils and community groups in order to gain an idea of the priorities and issues for each area, and gain some consensus on the key issues. Young people were also targeted through youth groups and schools. The Plan-It consultation intended to get a better understanding of any particular local issues that groups and organisations felt that needed to be addressed over the next 15 years, such as jobs, services and suitable housing.

3.5 **A total of 32 meetings or workshops were held for Plan-It.** Some were full public meetings, others with the representatives from the Parish Council, community group or voluntary groups/schools, and some were an initial

introduction to the process. A full schedule of Plan-It meetings is included in Appendix B.

Parish Council's Participation

3.6 All Parish Councils and community forums received a letter and Plan-it pack in early August 2012 detailing the Plan It consultation and how to engage in the process. Ward Councillors also received copies of the letters. A follow up/ reminder letter was sent to Parish Councils in January 2013. All Parish Councils which did not respond to either of the two letters were contacted again by email and phone between February and May 2013.

3.7 It was explained to Parish Councils that they could engage with the Plan-It process in whichever way they felt was most appropriate, for example, through a workshop using the characters, or a meeting to discuss the issues which affect their community now and in the future. It was also stressed that Plan-It is an opportunity for Parish Councils' and local groups to be heard early on in the Local Plan process.

3.8 Overall, the response from Parish Councils was mixed. Table 1 shows that of the 38 Parish Council's within Ashford Borough, nine requested an introduction to Plan-It. This involved a Planning Officer attending a Parish Council meeting to explain the process and ask how they want to take it forward. However, only three opted to carry out a full Plan-It workshop. Other Parish Councils stated that they are in the process of developing a Neighbourhood or Community Plan and so did not want to participate in the process, and several did not respond at all.

Table 1: Response from Parish Council's in relation to Plan-it invitations

Parish Council	Response
Aldington & Bonnington	**No response received**
Appledore	Created own character and sent written response.
Bethersden	**No response received**
Biddenden	Developing their own Community Led Plan. **No Meeting held.**
Bilsington	**No response received**
Boughton Aluph & Eastwell	Introduction held in May 2013. **No full meeting requested**.

Brabourne	No individual response but merging with Smeeth PC's community led plan and plan-it workshop
Brook	Introduction held in June 2013. **No full meeting requested.**
Challock	Meetings with Cllr. **No full workshop requested**.
Charing	Completed forms received. **No event was held.**
Chilham	Initial forms completed by PC but **do not want full meeting**
Egerton	Staff attended Village Forum meeting in March and gave an introduction. **No full event held**.
Godmersham	**No response**
Great Chart with Singleton	Staff held an introduction in May 2013. **No full event requested.**
Hastingleigh	Introduction held in June 2013. **No full meeting requested.**
High Halden	**No response**
Hothfield	An introduction was held in July 2013. Full Meeting held in October 2013.
Kenardington	**No response**
Kingsnorth	An introduction was booked for May 2013. **The Parish Council cancelled the meeting and did not reschedule.**
Little Chart	**No response**
Mersham & Sevington	Developing their own Parish Plan. **Staff have attended meetings but Plan-it approach is not required.**
Molash	Running own questionnaire and will send us results.
Newenden	Met with Planning officers, but the **Parish Council are running their own Parish Plan**
Orlestone	**No response**
Pluckley	**Holding own Parish questionnaire.**

Rolvenden	Have met with Planning officers, but are **developing their own Neighbourhood Plan**
Ruckinge	**No response**
Shadoxhurst	Introduction meeting in February 2013. Do not want to take any further due to proximity of Chilmington Green. **No full meeting booked.**
Smarden	**Written response – no event**
Smeeth	Introduction held in July 2013. Full meeting held in September.
Stanhope	Introduction meeting in March 2013. **Do not wish to proceed to full meeting.**
Stone	**No response**
Tenterden	Tenterden 1 masterplan underway. **No workshop needed.**
Warehorne	**No response**
Westwell	Full Meeting held in October 2013
Wittersham	**No response**
Woodchurch	**Do not wish to participate in Plan it**
Wye & Hinxhill	**Neighbourhood Plan underway so did not want to participate in Plan It.**

Community/Voluntary Groups and Young People Participation

3.9 In addition to Parish Councils a large number of other groups and organisations in the borough were contacted by mail and email offering an opportunity to undertake a Plan-it exercise. This included the four Community Forums in the Urban areas of the borough and other community/voluntary groups, schools, youth centres, religious groups and disability/access organisations. An advert was also placed in the local newspaper asking other groups or organisations that were interested to contact us to receive a pack.

3.10 We received a good response and Plan-It sessions were held with the following groups and organisations:

Community Forums

- Willesborough
- Central Ashford

- Kennington
- South Ashford

Community and Voluntary Sector

- Ashford District Partnership Group (Families and carers for children with disabilities)
- Sagarmatha Gurkha Community
- Housing Tenants Forum

Young People

- Norton Knatchball School
- HOUSE (Stour Centre youth group)
- South Ashford Youth Club (Hang 10)

3.11 We also received a written response from Independence and Access Matters and presented to a meeting of Ashford Access.

Themes Emerging from Plan-It Workshops

3.12 This section summarises the key points and general themes arising from the 'Plan-It' sessions held with Parish Council's, residents, young people and community groups.

3.13 Some of the Plan-It events have involved a post-it note 'Likes and Dislikes' exercise. This has involved participants writing down, on two separate post-it notes, three things they like about the area in which they live (or Ashford generally) and three things they dislike. The 'likes' reveal some interesting points about the strengths of Ashford and the aspects which are valued by local residents. Similarly, the 'dislikes' reveal areas which could be improved.

3.14 Several of the 'dislike' issues raised are beyond the remit of the Planning service to resolve, and will be signposted to other service providers.

3.15 A selection of the most common 'Likes' and 'Dislikes' can be seen below:

Likes

- Designer Outlet
- Sports pitches and range of sports and recreational activities.
- The skate park
- Cinema and restaurants at Eureka Park were 'like' amongst young people
- People find their communities friendly
- Proximity of Ashford to the motorway and open countryside
- Eureka skyway

Dislikes

- Decline of the Town Centre
- Environmental issues – litter, graffiti, cracked pavements, potholes
- Speeding traffic & Parking
- Lack of buses – a particular issue for older people and young people, especially in the rural area
- Not enough things to do for young people

Summary of Issues raised by Theme

3.16 This section provides a summary of the main themes identified through the Plan-it exercise:

Jobs and Growth

- Jobs and apprenticeships needed for young people
- Mixed views about new housing and growth. Some residents felt that new housing in town centre, for example, would be beneficial. Others did not want new housing in their locality
- Generally, people found it difficult to envisage additional development in their community.
- Local needs housing was required.

Young People

- Young people are particularly concerned about their future – how they will get work experience or get their first employment opportunity which will enable them to earn money to get their adult life started?
- Would like more activities for under 5's and young people (10 – 17 age group)
- Youth groups/ House/ Hang 10 to be open more often and at the weekend – these groups are valued by young people.
- Desire for new training and further education facilities in Ashford, but a concern expressed by some that K College did not offer enough choice
- There was a general view from young people that drugs were becoming an issue amongst young people in Ashford.
- Particular 'likes' about the borough were the Designer Outlet centre, the Skate Park and the cinema and restaurants at Eureka Park.

Town Centre

- Concern from all age groups about the decline of the town centre and the empty shops
- Signposting and the town centre market need more attention.
- People from a range of age groups stated that the town centre did not feel safe at night.
- Cheap/ free parking to encourage people to use the town centre
- More attractions in the town centre – art galleries etc

Traffic and Highways

- Inappropriate/ inconsiderate parking caused by employees (Eureka), school drop off/ pick up and William Harvey Hospital
- Speeding Traffic

Environment

- Fear of Crime – hot spots, according to local people, are the Victoria Park area, South Ashford and the town centre (e.g. St. John's Passage link from Vicarage Lane). Fear of crime appeared to be a particular issue within the Nepalese community
- Dog fouling
- Pavements - poor maintenance, cracked, weeds, blocked drains
- Litter
- Graffiti

Services

- Bus services – young people, older people and those with disabilities felt that bus services were infrequent, disjointed and finished too early (10pm) and this made getting home from Eureka leisure park or the town centre difficult. Some people highlighted unsuitable bus stops in rural areas with no footpaths to them.
- Access to services – translation of Hospital/ health leaflets for the Nepalese community appears to be a particular issue. Nepalese community also expressed a desire for there to be a Council apprenticeship scheme for young Nepalese people.

Housing

- There is a recognised need for specialised housing and care homes for the elderly.
- House prices too expensive for young people, need more local needs housing. Young people concerned about how they will eventually afford to buy a home or rent their own place.

3.17 The full summary report from each event can be found at Appendix.B

Issues directed to other service providers

3.18 The Plan-It sessions resulted in a range of non-planning issues arising which were directed to other service providers. A summary of these issues is set out in Table 3. The Planning policy team directed the ABC service issues to the relevant departments

Table 3: Issues arising which required signposting to other service providers

Issue	Relevant Service Provider
Potholes Uneven pavements Cycle paths Better signage needed along cycle paths and footpaths Footpaths Road crossings Shared Space	KCC Highways
Dog fouling Litter Street Lighting	ABC Environmental Services
Blocked Drains	Water companies
Speeding Traffic Safety Fear of crime Vandalising Town Centre & Victoria Park intimidating in evening	Kent Police
Inconsiderate parking on kerbs Overnight Lorry parking School parking Disabled parking in residential areas Town centre parking should be better advertised – especially that it is free in the evenings. New signs need around town to show parking availability	ABC Parking Services Kent Police Town centre Action team
Bus drivers moving off before passengers are seated More wheelchair space/designated disabled seats required on buses Buses to run later to Eureka Park Buses required to Julie Rose Stadium Unsafe bus stops (no footpath, road crossings etc) More seating at rural bus stops Centralised Bus/Taxi station	Stagecoach
Bus passes can only be used after 9.30am – could this be relaxed for disabled people?	Stagecoach Kent County Council

More Part time education courses needed	K College
Day Centre needed – Stanhope closure a huge loss. Not everyone can get to Gateway	KCC Social Services
Support services for unemployed people and businesses to take on work experience placements for people with disabilities	KENT SUPPORTED EMPLOYMENT Economic Development
Gateway training courses are too expensive. They should be reduced for people on benefits Gateway should provide a youth drop in centre for counselling/work experience/ help with job applications	Gateway
Expand youth club services Graffiti wall for young people 'House' should be open more regularly Would like a Youth Centre like 'HOUSE' in Kennington	ABC Cultural Services and KCC
'Stolum' which is place where young people (aged 16-25) can obtain housing advice, is felt to be useful.	ABC Housing Team
Provision of translated leaflets at the hospital and also difficulties in accessing healthcare and getting a doctor's appointment/ speaking to a doctor due to the language barrier	NHS Ashford Clinical Commissioning Group ABC Sheila Davidson
Drug awareness for young people	NHS Kent Police
Improved Play areas including fencing off to stop dog fouling Victoria Park needs more sports facilities Seating should be placed on streets around doctors surgery's and bus stops as elderly people / disabled that walk need to rest	ABC Street Scene and open Spaces
Business grants and incentive schemes needed to encourage small businesses Training centres needed for small businesses with links to youth centres for apprentices	Economic Development

Plan-It – Outcomes

3.19 Overall, the Plan-it consultation exercise was helpful in beginning to understand the issues which local people feel are relevant to their community, now and in the future.

3.20 Emerging policy themes for the Local Plan include policies for the town centre, local shops and services and how these can best be supported and policies for recreational and sports activities and play spaces.

3.22 The findings from Plan-It relating to local opinions on development also need to be overlaid with the evidence emerging from other sources, such as the SHMA and SHELAA, as well as data from the Sustainability Appraisal Scoping Report. Health, for example, has not emerged as an issue though the Plan-it process, yet Ashford has a higher than average rate of adult obesity (Health Profile, 2012). Such an issue can benefit from planning interventions such as additional cycle ways, open space and policies for recreation and leisure. Other Council initiatives such as T-CAT (Town Centre Action Team) and Portas Pilot initiatives will help address the environmental issues raised in relation to the town centre.

4 Submitted Sites Consultations

Introduction

4.1 An important stream of work in the preparation of the Local Plan 2030 is to identify suitable sites to meet the Boroughs objectively assessed need for housing as well as sufficient land to meet any future needs for employment, gypsy and traveller sites, mixed use, tourism, leisure uses, community facilities or infrastructure requirements which will be identified through the emerging evidence base.

Call for sites

4.2 To help the Council identify suitable development sites a 'call for sites' was held between June to September 2013 inviting landowners and developers to make us aware of any land in their ownership that is currently 'available' for future development. The Council contacted all landowners and developers that made site submissions as part of the 2007 call for sites as well as promoting the call for sites through the Kent Messenger. The Council received a total of 168 site submissions over this period, which has been referred to as 'formal' site submissions. The Council decided to extend the 'call for sites' and any subsequent site submissions received since September 2013 have been referred to as 'informal' site submissions in which 59 were received. The call for sites closed on the 16th May 2014. The site submissions were fed into the Strategic Housing and Employment Land Availability Assessment (SHELAA) process which formed part of the evidence base used to assess the suitability and deliverability of sites.

Community consultation on submitted sites

4.3 Another key aspect in the Regulation 18 stages of preparation of the local plan is to gain community views on development locations. This stage of consultation was intended to gain community views on the 'site submissions' in their area through a schedule of exhibitions. This informal consultation goes beyond what the regulations require us to do, but has the additional benefit of making people aware of the site selection process at the earliest of stages and gets people involved that normally wouldn't.

4.4 In November the Council wrote to all Parish Councils and Community Forums within the Borough inviting them to hold an event on the 'site submissions' in their area. This resulted in the planning policy team attending 15 meetings around the Borough with Ward and Parish Councillors to discuss the local plan preparation process in general and to consider options for holding an event. It was made clear that these would be Parish Council and Community Forum events supported by planning policy officers. There was a good initial take up of events however a more targeted email was sent out in January 2014 to those Parish Councils and Community Forums yet to respond. This resulted in 19 exhibitions being held between December 2013 and July 2014. These are listed in Appendix C (iii) as the 'List of Meetings'.

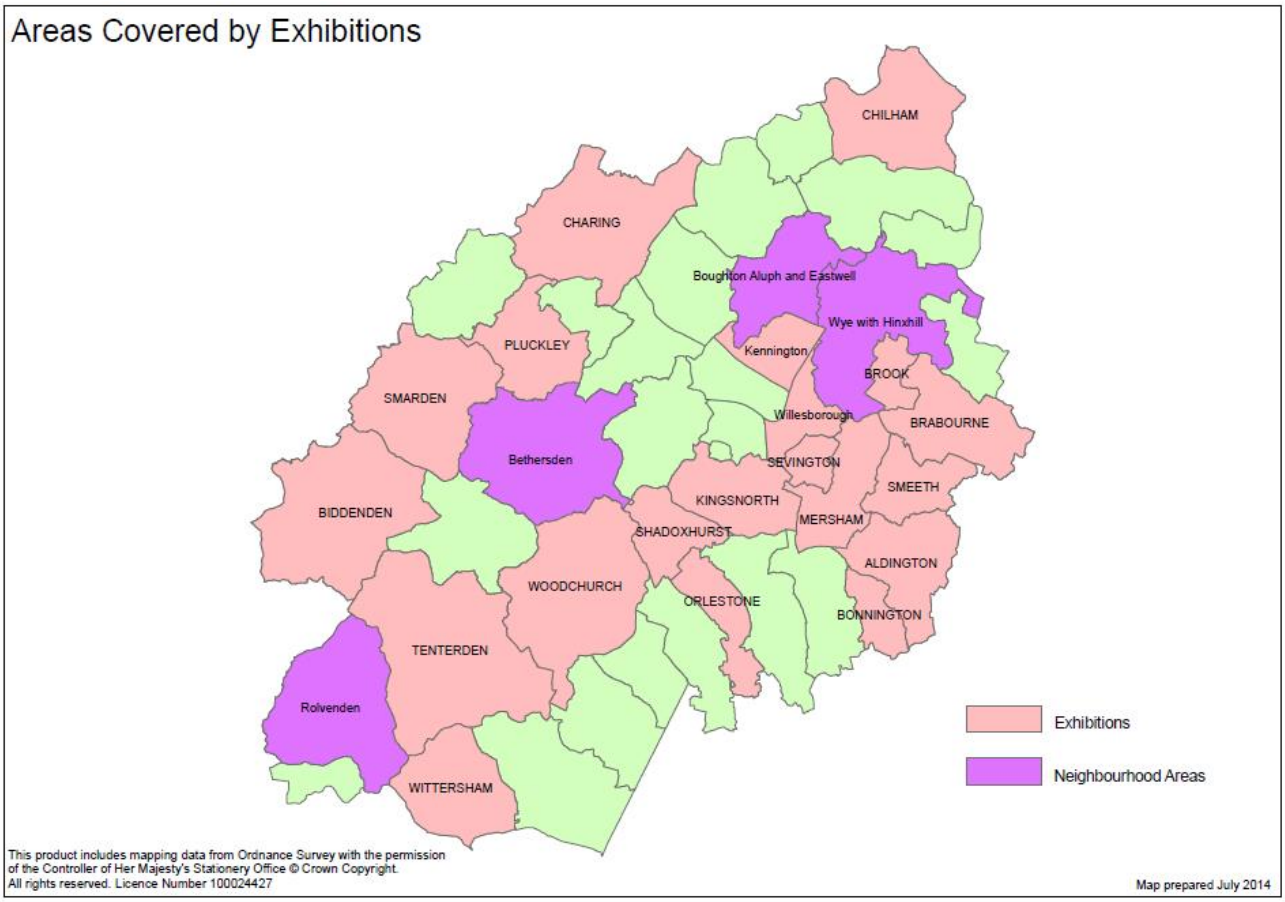
4.5 At the time of this consultation, the Borough had four Parish Councils designated as Neighbourhood Planning areas (Wye with Hinxhill, Rolvenden, Bethersden and Boughton Aluph & Eastwell). In these areas it was left to the Parish Councils to organise and consult with their local community in the selection of suitable sites where they wished to make allocations through the neighbourhood planning process.

Exhibitions

4.6 Parish Councils could decide how they wanted to structure their event so not all followed the same format. However it was clear from early on that having an exhibition format in which a couple of sets of maps were on display for people to freely discuss and comment on using comment forms worked well. Most followed this format, with maps on display over an afternoon and into the evening to enable as many people at possible to attend from their area. Some Parish Councils chose to incorporate a public meeting at the end of their exhibition to explain the process and next steps, and to allow questions.

4.7 The majority of the exhibitions were well attended. It was clear that many people were anxious that the site submissions represented planning applications, and so it was very important to explain and clarify the site selection process to members of the public at the exhibitions. This also reassured them that this is an initial stage in consultation that their views would be taken on board when considering site suitability.

Map 1 – Borough Map showing where exhibitions took place between December 2013 and July 2014.



4.8 From the map above it can be seen that approximately half the Borough area represented by Parish Councils and Community Forums have actively participated in this stage of consultation through exhibitions or specific meetings.

Summary Feedback from exhibitions

4.9 We asked Parish Councils and Community Forums to take the feedback forms used at the exhibitions away with them and report the results back to Ashford Borough Council. Some chose to just report on the outcomes of the feedback forms and individual sites, whilst other Parish Councils provided a more general response to the prospect of additional development in their area incorporating the overall views gained through consultation. The full reports of the issues raised are in Appendix C (vi).

Set out below is a brief summary of the main issues raised by Parish Councils and Community Forums that have held exhibitions or meetings during this stage of consultation. A number of Parish Councils with site submissions in their area did not hold exhibitions, but have still supplied Ashford Borough Council with a response. These responses have been incorporated into the list below:

Aldington and Bonnington Parish Council

ABPC have chosen to report collectively on the general feedback on all sites, and not to comment specifically on each site individually. ABPC continue to state that whilst it is recognised generally, and through the local needs Housing Survey 2012 that there may still be a need for additional housing within the area, it is considered that due to considerable amount of recent development, Aldington has already contributed adequately to Ashford's housing development plan.

More than 90% of those who completed a questionnaire responded that further development over and above those currently planned in the Core Strategy, and Tenterden DPD would be unreasonable and not feasible due to a serious deficit in adequate infrastructure to meet the needs of further building.

Biddenden Parish Council

Biddenden Parish Council feels that it is not possible to make any informed decision about the sites until further information from the outcomes of the technical assessment has been completed. They point out that the allocated site for ten houses adjacent to Sandeman Way has planning permission, but is yet to be built. In response to the 2012 Local Needs Housing Survey carried out by ABC there is ongoing discussions for the provision of 12 Local Needs Houses, there are several infill sites in the village currently under construction which will provide 25 houses in the next five years.

The parish prepared a Community Led Plan in 2013 which also gives guidance as to housing needs. Whilst the Parish Council understands that much may change between 2014 and 2030 in terms of village needs, it does not believe that there is a need for any significant housing development in the village outside the approximate 25 homes already mentioned above during the next 5-7 years.

Boughton Aluph and Eastwell

Boughton Aluph and Eastwell Parish Council consider they have already seen substantial development, which has altered the nature of what was once a predominantly a rural environment. There are already significant planning permissions granted for housing growth for housing south of the M20, where the road system has been built to handle this increase. They consider the need for substantial additional housing in the Borough is questionable and if it is shown that there is a need, then everything should be done to ensure that development is not to the detriment of existing residents, whose well being should be at the forefront of any planning decision.

The Parish Council want to stress that they are not against development, but that any development should be appropriate to the environment and sympathetic to the character of the location.

Brabourne and Smeeth Parish Councils

Brabourne and Smeeth Parish Councils have consensus in their views. A recent survey of housing needs in the 2 parishes (Brabourne and Smeeth) identified a need for 40 homes for local people/families, and therefore some development is required, but should be limited; the priority should be for Local Needs Housing to address this need. Infilling would be supported, rather than an expansion of the village envelope into surrounding greenfield sites with the loss of agricultural land.

Smeeth Parish Council recognises the need for additional housing within the borough. The most important housing need within the village is for local-needs housing. 70% of residents, who responded to a recent survey on future plans for the village, said that any new developments should not be larger than 10 properties. The current infrastructure, especially roads and footpaths, is not to a standard that would support any significant expansion of the housing stock.

Brook PC

Development in Brook was not supported. Only one site was submitted in Brook (SS12 Nat Lane) with the Parish Council listing many constraints to its development potential following a public meeting. Residents also had concerns that such a development would set a precedent for further additional building within the Parish. Brook Parish Council highlighted the recent outcomes from Plan-It consultation held in Brook, the responses received indicated that 5 people wanted “Affordable Housing” in Brook and 4 people wanted to reduce any house building in Brook.

Central Ashford CF

Central Ashford Community Forum (CACF) have provided general comments on parking, pollution, employment and the environment as well as specific comments on the site submissions in their area. In relation to housing the CACF states that they welcome housing in the town centre, recognising that a community of local people can provide a cushion to businesses, retail, and leisure opportunities, which will allow them to grow. They are concerned that there should be no concentration of single-bed flats, social housing, or studio accommodation. They would like to see development of the inner brown-field sites, stating the priority to stitch back together the ripped fabric of our town from Matalan to the Railway Works. They want more attention paid to townscape, and less emphasis on free-standing isolated architecture.

Challock PC

Challock have recently completed a village confines project that went to Cabinet in March. This piece of work was consulted on extensively, Challock Parish Council therefore conclude that any site submissions not included within the proposed confines for Challock will not be supported by the working group. The working group was drawn from across the community and from various parts of the village, and included members of the Parish Council.

Charing PC

Charing Parish Council are of the opinion that because Charing has yet to see the development of most of the sites identified in the current Borough Plan (Tenterden and Rural Sites DPD) but has seen development that was not identified in the Plan, they are not convinced that the identification of further sites is needed within the Parish.

Chilham PC

The exhibition questionnaire showed that there is support for development in Chilham, however there is concern about the level of community infrastructure to support any increases. Responses show strong opposition for development in Old Wives Lees.

Egerton PC

Egerton Parish Council and Egerton Parish Plan Committee are not proposing to have any meetings to discuss the site submissions. However they have stated that they are in the process of producing a Parish Plan and a recent village survey showed that there is no local demand for ‘open market’ housing. They would prefer to deal with the site proposals in the overall context of a wider village plan which is anticipated to conclude in mid-2014.

High Halden

Although High Halden have chosen not to hold an exhibition of sites in their area, and the Parish Council has not provided any response, Ashford Borough Council received many individual responses objecting to individual site submissions.

Kingsnorth

Consider the development at Chilmington Green needs to be taken into consideration when reviewing potential sites in Kingsnorth as when combined would lead to an over development of the area. Concern for lack of infrastructure, loss of agricultural land and loss of Kingsnorths identity if merged with Ashford.

Kennington

Kennington Community Forum have provided an overall response to planning issues in their area and taking on board comments received from their exhibition. They consider the Strategic Housing Market Assessment (SHMA) to be flawed in relation to the impact on housing needs and employment opportunities of high speed rail service between Ashford and London. They consider that the impact of this service on housing and employment projections cannot be 'based on commuting data from 2001 Census' and the SHMA must be updated to reflect this significant change by reference to current data. The Community Forum highlights reference within the SHMA that Ashford has quiet substantially higher historic population growth comparable to Kent and the South East and they consider further work to be required to identify the source of this increase.

They note concerns from residents regarding congested road networks in Kennington and the impact of further development in their area. They draw attention to traffic models in the A28-A251 Link Road, Ashford Feasibility Study Report commissioned by KCC in 2010. The report refers to 'The A251 Faversham Road and A28 Canterbury Road are the two key routes serving Ashford from the north and the strategic nature of the routes mean that they are well utilised during both the AM and PM peak periods and the high traffic flows and existing highway layout result in congestion at key junctions'. The Community Forum considers that the problem will be exacerbated by future growth in traffic flows that will result from planned development within Ashford over the coming decades.

Mersham and Sevington

Mersham and Sevington Parish Council together with the Village Alliance reaffirmed their commitment to the Parish Plan. It is their intention to retain the natural boundaries around Sevington and Mersham, by opposing any development to the East of the lane from Sevington Railway Bridge to Cheeseman's Green, and any development to the East of Highfield Lane, and to preserve the existing rural environments for the residents in this vicinity.

It is their intention to protect Sevington South and Mersham Village from the increased traffic flow which will result from the construction of Junction 10A and from any new development to the west of Highfield Lane and Kingsford Street, and to preserve the rural roads and lanes for the enjoyment of all pedestrians, cyclists and horse riders. It is also their intention to retain or seek to enhance the existing flood plain area, without compromising the existing flood mitigation measures, by opposing further development on the East Stour Flood Plain'.

Molash

Molash Parish Council consider that there may be some limited potential on Woodyard Pound Lane, as a current commercial, brownfield site, although development here may cause traffic congestion issues. They oppose development on land at Church Lane, and land adjacent to Pound Land leading to 'Oathill'.

Hamstreet

Feedback from the Hamstreet Parish Council event showed that the majority of respondents did not want to see large scale development in the Parish, the overall feeling being to keep Hamstreet as a village and for it not to lose its village identity. There was concern that Hamstreet has absorbed much development in the recent past and had maintained its character and social cohesion, too much sudden expansion would have negative effects.

Pluckley

Pluckley Parish Council has provided a response on the individual site submissions, they have not provided a statement as to whether they oppose or are in favour of future development in Pluckley at this point. The Parish Councils comments draw on their Parish Plan.

Shadoxhurst

Shadoxhurst Parish Council supports infilling within the Parish, but wish Shadoxhurst to remain a village. Councillors are totally against the village being developed to the extent that it joins up with Chilmington Green and Ashford. The village has enough gypsy sites and the Parish Council does not want any more sites allocated as such. Councillors are concerned that any new development will substantially increase incidents of flooding. Current infrastructure and road system in the village will not cope with any large developments.

Smarden

Smarden Parish Council reported that from the responses gained through the site submission consultation it can be seen that 92% of respondents were in favour of development in Smarden, with 8% wanting no development. This represents just over 30 individual responses.

Smarden reported that they need a small amount of open market housing suitable for people to downsize to (e.g. 2 – 3 bedroom single storey or chalet bungalows), families to upsize to (modest 3 – 4 bedroom) and for the elderly or disabled who need to live on one floor. They also considered that developments should be kept relatively small and potentially spread over 2 or 3 sites so they mixed well into the village. It should be mixed housing thereby encouraging young and old to mix and encourage village life. A traditional

Kentish village mix of design would integrate well and might suit the mix of sizes.

There is also a need demonstrated for a small amount of local needs housing for young and old, rental and shared ownership but this appears to be secondary to the open market housing for the young and old. This again should be mixed, single storey for the elderly, and some modest 3 and 4 bedroom homes for young families. There was no wish to see any council housing or large executive style houses (£1m+). Additionally there was no wish to see large scale development e.g. in excess of 25 – 30.

Tenterden

Tenterden Town Council is not in favour of any large scale developments over and above the TENT1a development (planning application current) and the proposed TENT1b development (TSTRW1) within the time frame of our local plan to 2030.

Westwell

Westwell Parish Council has serious objections to all of the site submissions within their Parish. None of the sites would be in line with the wishes of local residents as expressed in the Plan-it workshop on October 12th 2013.

Willesborough

Willesborough Community Forum considers the roads in and around Willesborough to be under stress and increasing the population will make it worse. Increased population will use existing services, such as schools and doctors. This is considered to be unsustainable. Willesborough Community Forum supports infill and brownfield developments, rather than intrusion into the rural and agricultural landscape. Given the plans for Chilmington Green, and the other areas already zoned but not developed, wonder if it is necessary to commit to further growth at this time. Understand that there should be a plan, but consider that the plan should do nothing for a few years, or focus on Ashford town centre and brownfield sites in the urban area.

Wittersham

Wittersham Parish Council reported on the results from their 'The Future of Our Village questionnaire' and found that those in favour and those against development were evenly balanced. Those in favour only wanted a small site to come forward, there was support for local needs housing and respondents stressed the need for infrastructure to support new development, particular reference to sewerage and drainage existing issues.

The majority of respondents felt that there had been enough development within the village in the recent past. A couple of respondents mentioned that

houses had not sold in the village, and felt that they were the wrong type of housing needed.

Woodchurch

Woodchurch Parish Council concludes that there is no justification for more than a managed and gradual growth of between 40-45 new dwellings over the next 15 years. In considering the outcomes from the site submission exhibition the Parish Council believes it has a strong mandate from local residents to object in principle to any proposed market housing development of more than 6 dwellings (6 dwellings is deemed to be 2 years notional supply of housing in the village) and/or where the development is seen as the first stage of a larger market housing development.

5 ‘Shortlisted’ Sites Consultations

Introduction

5.1 Following on from the ‘Submitted Sites’ consultation events, further follow-up sessions took place in several parishes within the borough at the request of the Parish Council. This provided the opportunity to discuss the sites which were ‘shortlisted’ as potential site allocations following completion of ABCs site assessment / appraisal process.

5.2 The Parish Councils were responsible for advertising, booking and/or inviting people to these events, which took the format of either a workshop or drop-in exhibition, but ABC provided facilitators and materials. Advertising posters and invitations are available in Appendix D.

5.3 The drop-in exhibitions enabled members of the public to view the shortlisted sites on display boards and provide their comments on a feedback form. Subsequent comments were also posted and emailed through to the Planning Policy Team. At the workshop sessions, attendees were split into groups, whereby a facilitator aided the discussion around the individual sites and the potential impact this would have on the community and local infrastructure, views were recorded on large maps and presented back to the rest of the room by the facilitators.

5.4 Dates of the events that were held are included in the table below and the overall summary of the main issues raised at these sessions are available in Appendix D.

Submitted Sites Consultation Meetings – 2nd Round Shortlisted Sites

Date	Parish	Event
11/02/2015 (Wed)	Chilham	Evening – Workshop on Shortlisted Sites DN2 – Land at Harvest House, DN12 – The Avenue Field and DN13 – Land between Bagham Road, Arden Grange and Recreation Ground
19/02/2015 (Thur)	Wittersham	Evening – Workshop 'Drop-in session' on Shortlisted Sites of IO6 – Land at Stocks Road and IO7 – Land adjoining the North East of Jubilee Fields
27/02/2015 (Fri)	Woodchurch	Woodchurch Parish Council Meeting – Discussion on site submissions
14/09/2015 (Mon) 06/10/2015 (Tue) 08/10/2015 (Thur)	Kingsnorth	3 x Workshop sessions
22/10/2015 (Thur)	Woodchurch	Housing Site Submission Consultation Meeting
07/11/2015 (Sat)	Hothfield	Exhibition on Potential Housing Hothfield East – Land adjacent to Coach Drive
21/11/2015 (Sat)	Biddenden	Exhibition on Shortlisted Sites of BD4 – Rear of Townland Close and BD8 – Land off North Street
23/01/2016 (Sat)	Hothfield	Exhibition on Potential Housing Hothfield East – Land adjacent to Coach Drive

6 Green Corridor Workshop

The Green Corridor in Ashford is a connected network of largely green open areas that are predominantly located alongside the Great and East Stour rivers which flow through Ashford's urban areas. These riverside areas have remained largely undeveloped, due to being mainly within the flood plain and are protected by policies within the development plan.

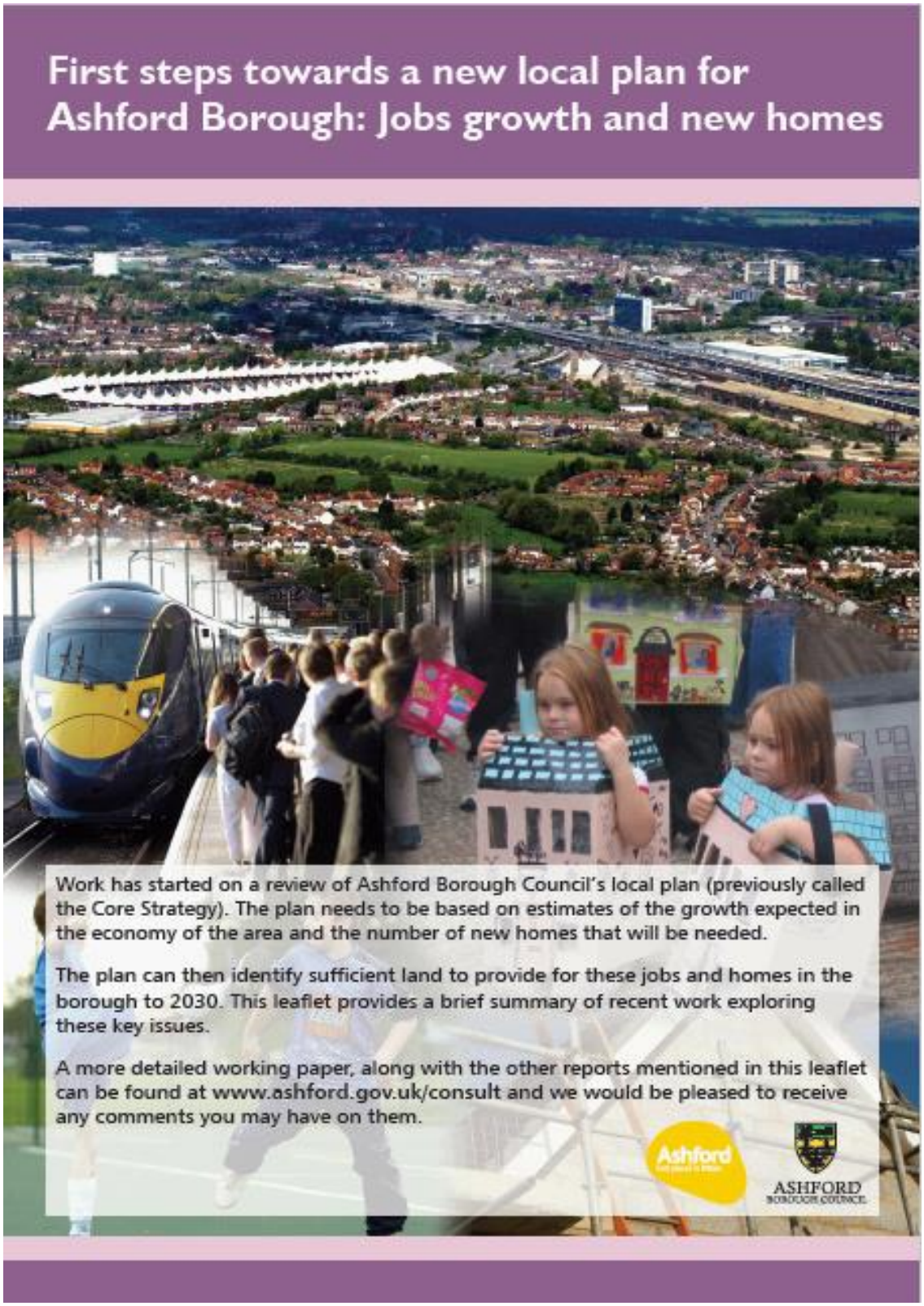
As part of the Local Plan to 2030 update the existing Action Plan from 2000 (SPG1) and the current 2 policies of the Local Plan 2000 required updating. This update was undertaken by ABC in collaboration with the Kentish Stour Nature Partnership.

A targeted workshop relating to the draft updated Action Plan was held. It was aimed at nature, biodiversity, landscape groups and statutory consultees such as Natural England and the Environment Agency was held on **Tuesday 21st July 2015** at Singleton Environment Centre from 9.30am to 12.30pm. A full list of invitees and the invite can be found in Appendix E.

A total of 29 people attended the workshop. Full details of the event and feedback received can be found in Appendix E.

Appendix A – Jobs and Homes 2030 Consultation

1. Jobs and Homes Questionnaire Hard Copy Form



Starting points

Targets for growth are no longer simply 'handed down' to local councils. The government has made it clear that local choices should guide future plans. The council's response has been to emphasise that jobs growth and the economy come first. Only when we understand the economic potential of the borough will we test what level of housing growth will be needed to support this.

1) Do you support the use of a jobs-led approach to looking at the borough's future growth needs?

   If not, what approach would you like to see taken?



Jobs growth

As a first step the council called in experts GL Hearn to advise on the economic prospects for the borough to 2030. The full report produced by GL Hearn is available at **www.ashford.gov.uk/consult**.

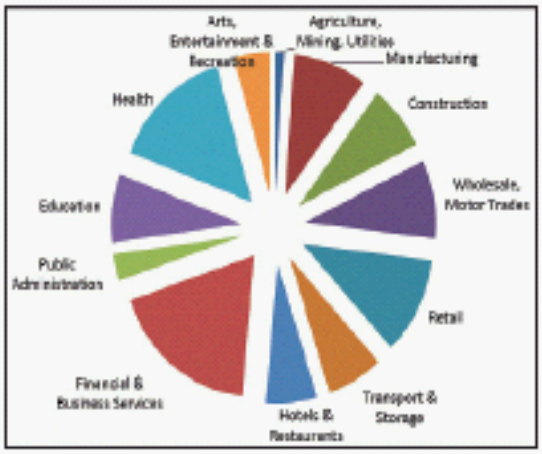
Looking this far ahead is difficult at the best of times – it is obviously much harder with the economic uncertainty we face today. The expert advice suggested a range of options from the cautious to the more optimistic and suggested an average jobs growth of between 400 – 800 jobs a year to 2030 is realistic.

Over the last decade an average of 780 jobs a year were created in the borough although more recently, as the recession has bitten, the average has fallen to 200 new jobs a year since 2008.

2) What do you think the average number of jobs created in the borough each year to 2030 should be?
   (Please mark the appropriate box)

-200	201-400	401-600	601-800	801+

The breakdown by sectors of employment in Ashford Borough can be seen below. There is a broad cross section of jobs with no overriding dependency on any sector, but with a stronger representation in transport and storage; construction; and retail, than the SE average.



3) Are there any sectors of the borough's economy that you feel are likely to grow faster, or slower, than the average for South-East England?

Homes needed

So that we know how much land needs to be identified in a new local plan for development to 2030, we need to understand not just how many jobs to provide for but also how many homes will be needed.

To get to grips with this issue the council turned to the specialist unit at Kent County



Council that advises district councils around Kent. Using a widely used computer model, this work looked at the existing structure of the population and the way it is likely to change in future and then tested how different levels of jobs growth would impact on the number of new homes needed to 2030.

The report produced by Kent County Council is available at **www.ashford.gov.uk/consult**.

This work shows that changes in the existing population of the borough – in particular the fact that people are generally living longer is generating a need for substantial additional housing. The estimate is that about 350 new homes a year will be needed simply to cater for the changing needs of the current population.

In addition to this minimum need other people will continue to move into the area for many reasons, including; to take a job, to benefit from local house prices, to use the high speed rail link to commute, or to retire. The borough has had a net influx of people moving to the area for many years.

4) Do you think the rate at which people moved to the borough to live in recent years, will decrease, remain similar, or increase in future?

Based on the range of jobs growth predicted by GL Hearn (400 – 800 jobs a year) the work carried out by Kent County Council suggests that between 700 – 1,000 extra homes each year will be needed to 2030. To compare this with what has actually happened recently, over the last decade an average of 645 homes a year were built in the borough but this has fallen to 530 a year since the recession took hold in 2008.

Another interesting comparison is to take the 'trend' in the way the population has grown in the last 10 years and overlay the ways in which the population structure and the need for housing will change in the future – for example, as people live longer. On this basis the modelling suggests that 800 homes a year would be needed.



All these forecasts are only estimates and they must be treated as such. There are many factors that affect the number of jobs created in the borough and the homes needed and assumptions have to be made to carry out this sort of forecasting work.

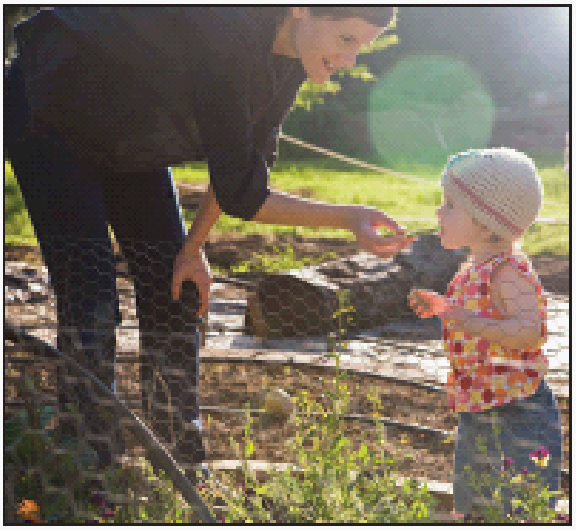
These assumptions need to be tested fully – two in particular have been identified in the work so far.

Tell us your views

Commuting patterns into and out of the borough will affect the number of homes needed. Also the number of people who remain working as retirement age increases will increase the labour supply and affect the number of homes needed for new workers. The work carried out so far will need further testing and refinement.

5) Do you think residents of the borough will be more or less likely to work outside the borough in future?

6) What do you think will be the impacts on the need for jobs and homes in the borough as more people retire later, live in single-person households and live for longer?



Next steps

The responses we receive to this consultation will help to shape further work required. Once this has been done we anticipate the council being in a position early next year to agree the working targets needed for jobs and housing growth to 2030.

This will allow the next stages of the new local plan to be taken forward when proposals for where new development should be located will be discussed.

This work and the responses we receive to this consultation, will be written up and published. Everyone who responds at this stage will be kept informed of progress electronically and sent a copy of the final report.

We would be interested to hear from you either on the general issues raised in this summary, or your comments on the council's working paper (and the background research on jobs and homes that supports it).

It would be especially helpful if you could answer the questions in this leaflet on the form enclosed or on the online portal.

Please visit www.ashford.gov.uk/consult for more information and to take part in our consultation online.

Alternatively you can send us your comments by email to planningpolicy@ashford.gov.uk, or by post to Jobs and Homes 2030 questionnaire, Planning Policy Team, Ashford Borough Council, Civic Centre, Tannery Lane TN23 1PL to reach us no later than 31st October 2012.

Call 01233 330229

Tell us your views

1) Do you support the use of a jobs-led approach to looking at the borough's future growth needs? ☐ Yes ☐ No
If not, what approach would you like to see taken?

2) What do you think the average number of jobs created in the borough each year to 2030 will be?
(Please mark the appropriate box)

-200	201-400	401-600	601-800	801+

Please explain why

3) Are there any sectors of the borough's economy that you feel are likely to grow faster, or slower, than the average for South-East England?

4) Do you think the rate at which people moved to the borough to live in recent years, will decrease, remain similar, or increase in future? (Please select one option).

☐ Decrease ☐ Remain similar ☐ Increase

Please enter any additional comments

5) Do you think residents of the borough will be more or less likely to work outside the borough in future?

6) What do you think will be the impacts on the need for jobs and homes in the borough as more people retire later, live in single-person households and live for longer?

Your Details

Name:

Address:

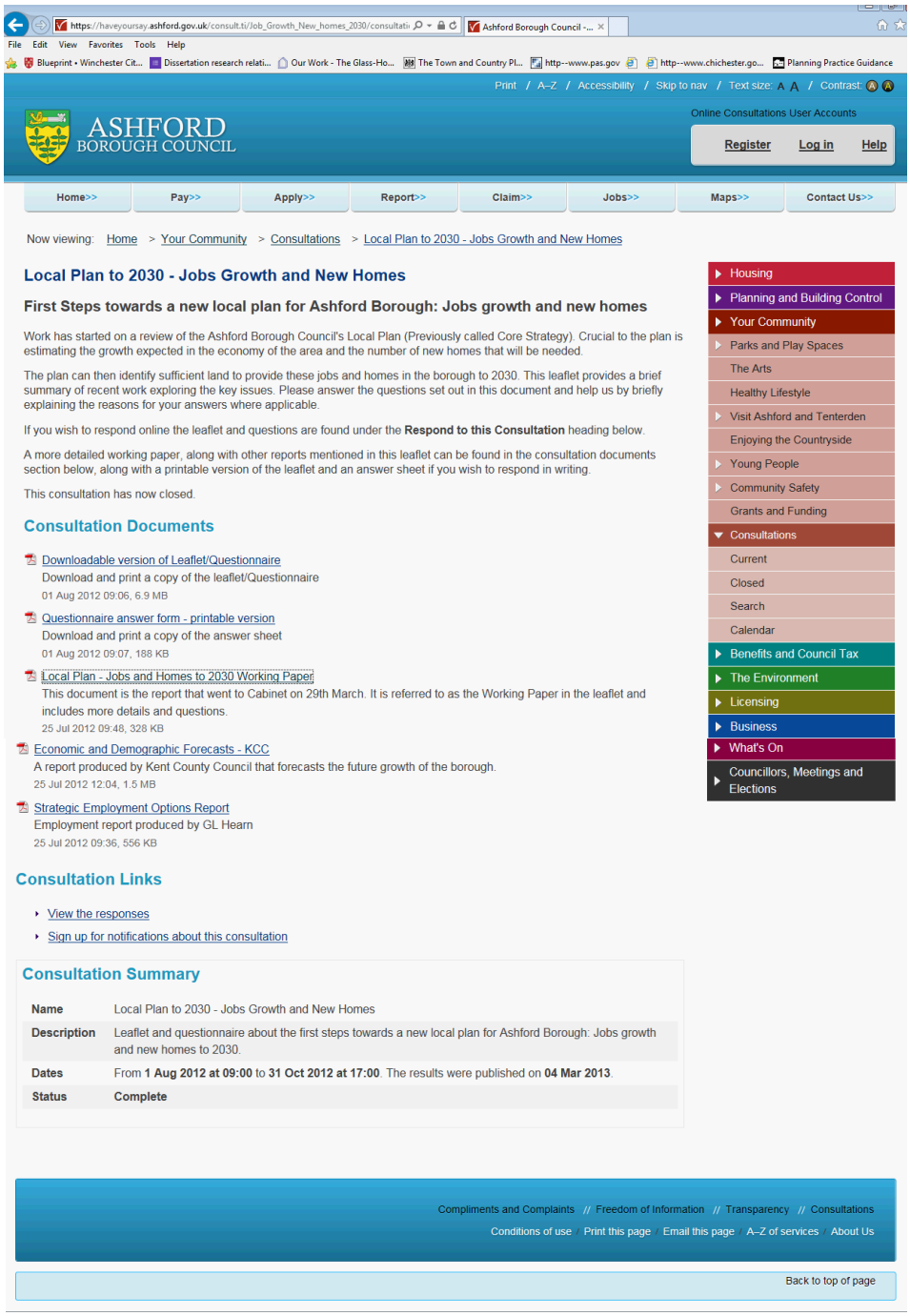
Email:

It is a requirement that all representations are made available for public inspection. Therefore, your comments cannot be treated confidentially.

Please visit www.ashford.gov.uk/consult for more information and to take part in our consultation online.

Alternatively you can send us your comments by email to planningpolicy@ashford.gov.uk, or by post to:
Jobs and Homes 2030 questionnaire, Planning Policy Team,
Ashford Borough Council, Civic Centre, Tannery Lane TN23 1PL
to reach us no later than 31st October 2012.

Copy of Online Portal Page



https://haveyoursay.ashford.gov.uk/consult.ti/Job_Growth_New_homes_2030/consultati

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Now viewing: Home > Your Community > Consultations > Local Plan to 2030 - Jobs Growth and New Homes

Local Plan to 2030 - Jobs Growth and New Homes

First Steps towards a new local plan for Ashford Borough: Jobs growth and new homes

Work has started on a review of the Ashford Borough Council's Local Plan (Previously called Core Strategy). Crucial to the plan is estimating the growth expected in the economy of the area and the number of new homes that will be needed.

The plan can then identify sufficient land to provide these jobs and homes in the borough to 2030. This leaflet provides a brief summary of recent work exploring the key issues. Please answer the questions set out in this document and help us by briefly explaining the reasons for your answers where applicable.

If you wish to respond online the leaflet and questions are found under the **Respond to this Consultation** heading below.

A more detailed working paper, along with other reports mentioned in this leaflet can be found in the consultation documents section below, along with a printable version of the leaflet and an answer sheet if you wish to respond in writing.

This consultation has now closed.

Consultation Documents

Downloadable version of Leaflet/Questionnaire
Download and print a copy of the leaflet/Questionnaire
01 Aug 2012 09:06, 6.9 MB

Questionnaire answer form - printable version
Download and print a copy of the answer sheet
01 Aug 2012 09:07, 188 KB

Local Plan - Jobs and Homes to 2030 Working Paper
This document is the report that went to Cabinet on 29th March. It is referred to as the Working Paper in the leaflet and includes more details and questions.
25 Jul 2012 09:48, 328 KB

Economic and Demographic Forecasts - KCC
A report produced by Kent County Council that forecasts the future growth of the borough.
25 Jul 2012 12:04, 1.5 MB

Strategic Employment Options Report
Employment report produced by GL Hearn
25 Jul 2012 09:36, 556 KB

Consultation Links

- View the responses
- Sign up for notifications about this consultation

Consultation Summary

Name	Local Plan to 2030 - Jobs Growth and New Homes
Description	Leaflet and questionnaire about the first steps towards a new local plan for Ashford Borough: Jobs growth and new homes to 2030.
Dates	From **1 Aug 2012 at 09:00** to **31 Oct 2012 at 17:00**. The results were published on **04 Mar 2013**.
Status	**Complete**

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The Arts
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2. Invitations to Consultation

a. List of Specific and DTC Consultees who were directly invited (see letter 1 below)

NHS Eastern & Coastal Kent	English Heritage South East Region	Corporate Director for Environment & Enterprise
Ashford Primary Care Trust	Environment Agency	County Councillor for Ashford Central
East Kent Hospitals NHS Trust	Kent Wildlife Trust	County Councillor for Ashford Rural South
South East Coast Strategic Health Authority	Natural England (SE)	County Councillor for Ashford Rural West
Highways Agency	Office of Rail Regulator	County Councillor for Tenterden
Homes and Communities Agency	O2	KCC Regeneration & Economy
Kent Police	T-mobile (UK) Limited	British Gas Transco - South East
Sport England	Vodafone	HS1 Ltd
The Planning Inspectorate	Orange	London and Continental Railways – Eurostar
English Heritage South East Region	Three Mobile	London and Continental Stations and Property Ltd
Kent Downs AONB Unit	Hutchison3G	Network Rail
SE Local Enterprise Partnership	Mobile Operators Association (MOA)	South East Water
Environment Agency	Neighbouring	UK Power Networks

Authorities		
Kent Wildlife Trust	Canterbury City Council	Southern Gas Network
Natural England (SE)	East Sussex County Council	Southeastern Rail
Highways Agency	Maidstone Borough Council	Southern Water
Homes and Communities Agency	Rother District Council	EDF Energy
Kent Police	Shepway District Council	Veolia Water SE
Sport England	Swale Borough Council	Stagecoach East Kent
The Planning Inspectorate	Tunbridge Wells Borough Council	Ashford Locality Board
Parish Councils	**Parish Councils cont**	Kent & East Sussex Railway
Aldington and Bonnington Parish Council	Little Chart Parish Council	The Theatres Trust
Appledore Parish Council	Mersham and Sevington Parish Council	Kent Invicta Chamber of Commerce
Bethersden Parish Council	Molash Parish Council	**Neighbouring Parish Councils**
Biddenden Parish Council	Newenden Parish Council	Beckley Parish Council
Boughton Aluph and Eastwell Parish Council	Pluckley Parish Council	Chartham Parish Council
Brabourne Parish Council	Rolvenden Parish Council	Cranbrook Parish Council
Brook Parish Council	Ruckinge Parish Council	Dymchurch Parish Council
Charing Parish Council	Shadoxhurst Parish Council	Hawkinge Parish Council

Chilham Parish Council	Smarden Parish Council	Iden Parish Council
Egerton Parish Council	Stanhope Parish Council	Lympne Parish Council
Godmersham Parish Council	Stone Parish Council	Peasmarsh Parish Council
Great Chart with Singleton Parish Council	Tenterden Town Council	Petham Parish Council
Hastingleigh Parish Council	Warehorne Parish Council	Sandhurst Parish Council
High Halden Parish Council	Westwell Parish Council	Stanford Parish Council
Kenardington Parish Council	Wittersham Parish Council	Throwley Parish Council
Kingsnorth Parish Council	Woodchurch Parish Council	Waltham Parish Council

b. Other invited consultees

A number of additional consultees were specifically invited to join the consultation.

a) **874 businesses** were emailed from the Economic Development Team Business Email database. *(These are not listed for data protection reasons as they contain private email addresses)*

b) All consultees in the council's online consultation database were invited to participate by email. Successful invitations (those that didn't bounce) totalled **1233 stakeholders** *(These are not listed for data protection reasons as they contain private email addresses)*

c) All **General and other** consultees listed in the SCI were invited directly using letter 2.

d) The following consultees who specifically requested to be notified were sent letter 2:

- Bidwells
- Bishop Consultancy Ltd
- Carter Jonas LLP
- David Hicken Assoc Ltd
- Entec UK Ltd
- G H Bromley Haulage Limited
- Goddard Planning Consultancy
- John Floydd and Associates
- Johnstones
- Manby Steward Bowdler Solicitors
- Mono Consultants Limited
- SGN
- Taylor Riley Chartered Surveyors
- Mr Hammond
- NRG Christian

c. Letter 1 to Specific Statutory Consultees (and DTC bodies) listed in the table above. Sent on 1st August. They also received a CD copy of all consultation documents

Planning and Development Services

Ask For: Sue Fairhurst
Email: planningpolicy@ashford.gov.uk
Direct Line: (01233) 330229
Fax No: (01233) 330682



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Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Wednesday 1st August 2012

Dear

ASHFORD LOCAL PLAN TO 2030

Ashford Borough Council is commencing work on the Local Plan to 2030 (Previously known as the Core Strategy Review)

A crucial part of that process is estimating the growth expected in the economy of the area and the number of new homes that will be needed. The Plan can then identify sufficient land to provide for these jobs and homes in the borough to 2030.

As the first part of that process the Council is consulting on some initial options for jobs growth and new homes. The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult. In addition I have attached for your use, a CD of the key documents that support the consultation process.

If you have any queries about the consultation process, please email planningpolicy@ashford.gov.uk , call 01233 330229 or write to Planning Policy Team, ASHFORD BOROUGH COUNCIL, Civic Centre, Tannery Lane, ASHFORD, Kent TN23 1PL.

Yours sincerely,

S. Cole

Simon Cole
Policy Manager







d. Letter 2 to consultees that had requested to be informed of consultation events by post (either in database, specific request or general/other consultees from SCI)

Planning and Development Services

Ask For: Sue Fairhurst
Email: planningpolicy@ashford.gov.uk
Direct Line: (01233) 330229
Fax No: (01233) 330682

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Ashford
Kent TN23 1PL
(01233) 331111
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DX 151140 Ashford (Kent) 7

Friday 3rd August 2012

Dear

ASHFORD LOCAL PLAN TO 2030

Ashford Borough Council is commencing work on our new Local Plan to 2030. A crucial part of that process is estimating the growth expected in the economy of the area and the number of new homes that will be needed. The Plan can then identify sufficient land to provide for these jobs and homes in the borough to 2030.

As the first part of that process the Council is consulting on some initial options for jobs growth and new homes and to this end I have enclosed a hardcopy of the consultation forms. The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult.

If you have any queries about the consultation process, please email planningpolicy@ashford.gov.uk , call 01233 330229 or write to Planning Policy Team, ASHFORD BOROUGH COUNCIL, Civic Centre, Tannery Lane, ASHFORD, Kent TN23 1PL.

Yours sincerely,

S. Cole

Simon Cole
Policy Manager

Beacon Authority 2007-2008 Promoting Sustainable Communities Through the Planning Process
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e. Deposit Points

Hard copies of the consultation documents and response forms were placed in the 5 deposit points across the borough:

- **Ashford Gateway**
- **Tenterden Gateway**
- **Charing Library**
- **Wye Library**
- **Civic Centre Reception**

Letter to deposit points:



Planning and Development Services

Ask For: Sue Fairhurst
Email: sue.fairhurst@ashford.gov.uk
Direct Line: (01233) 330229
Fax No: (01233) 330682

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Kent TN23 1PL
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Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Wednesday 1st August 2012

Dear Sir / Madam

ASHFORD LOCAL PLAN

Ashford Borough Council is commencing work on the review of its Core Strategy – now to be known as its Local Plan.

A crucial part of that process is estimating the growth expected in the economy of the area and the number of new homes that will be needed. The Plan can then identify sufficient land to provide for these jobs and homes in the borough to 2030.

As the first part of that process the Council is consulting on some initial options for jobs growth and new homes. The consultation period runs until the **31st October 2012** and can be accessed at www.ashford.gov.uk/consult.

We would be grateful if you could place the enclosed documents in your library, for members of the public to view and complete.

If you have any questions or requests for further forms please contact 01233 330229 and we will be happy to assist.

Yours sincerely,

Sue Fairhurst
Planning Policy Support Assistant

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3. Advertising and Media

a) Radio advert transcript

Are YOU passionate about the future of Ashford? You are? Then we want to hear from you!

(Music bed kicks in)

Ashford Borough Council is currently seeking YOUR views to help shape a new 'local plan' for the borough which looks ahead to the year 2030.

How do YOU think the borough should develop in the future?

It's important that you have your say and help shape our future together.

Log on before the 31st of October at Ashford dot gov dot uk forward slash consult.

That's Ashford dot gov dot uk forward slash consult.

b) Local Press

Kentish Express – 17th August

To advertise: 01233 623232



ABC Deputy leader Gerry Clarkson

Call to get involved in local plan

COMMUNITY groups are being invited to help Ashford Borough Council shape the preparation of a new 'local plan' for the borough.

The council wants to work with parish councils and groups to get a better understanding of any particular local issues they feel will need to be addressed over the next 15 years.

The local plan, formerly called the core strategy, is the main planning document which sets out how the borough will develop until 2030. The current one was adopted in 2008 and covered the period to 2021.

The council said organisations such as parish councils played a crucial role in the process.

Deputy council leader Cllr Gerry Clarkson (Con) said: "We want to hear from parish councils and community groups on their views on the big planning issues facing the borough, but want to work closely with them to get a better understanding of any particular local issues that will need to be addressed over the next 15 years.

"It is not always easy engaging people to think about the longer term, especially those who have not traditionally got involved in planning issues, but doing so is important in trying to get a fuller picture of everyone's needs or aspirations.

"Taking the lead from an award-winning idea from Winchester, we have created a set of 'characters' to represent a cross section of a local community – all with different situations and issues that need to be addressed.

"The idea is that people can use these characters to communicate their own aspirations but also think about issues that might affect others in their community."

■ Community groups that would like to participate in the consultation can call the planning policy team on 01233 330229 or email planit@ashford.gov.uk

■ For more information go to www.ashford.gov.uk/planitashford

Express/Herald – 30th August

Have your say on plans for growth

Residents' views on development sought

Report by **Phil Hayes**

phil.hayes@KRNmedia.co.uk

RESIDENTS are being asked for their views on the future growth of Ashford as research shows almost 16,000 new jobs could be created in the borough.

Ashford Borough Council has launched a consultation inviting homeowners and business leaders to tell the local authority what they think the borough needs.

Research by Cambridge Econometrics' UK suggests Ashford has the potential to produce 15,900 new jobs over the next 20 years.

High levels of migration, an ageing population and the big boost in jobs would require up to 21,000 new homes to be built over the same time period, according to statisticians.

Artificial

Richard Alderton, ABC's head of planning and development, said: "We are starting from the basis of wanting to see how the economy can grow, not choosing an artificial number of homes.

"That's an important change on the way things used to be done."

In 2008, Ashford Borough Council's Core Strategy estimated nearly 17,000 homes would be needed over the next 15 years.

But the recession and the government's intention to scrap the South East Plan – where all local authorities in the area got together and devised a central plan for future housing – has meant the original growth forecasts must be reviewed.

Mr Alderton said: "It is likely there will be a slower pace of growth but we are taking expert advice.

"I don't think anyone thinks it will be quite as bad for the next 30 years as it is now. For example, we've only ever seen the impact of the high-speed trains during the recession."

To have your say on the future of Ashford visit www.ashford.gov.uk and click on Local Plan to 2030.



FUTURE: Ashford could need 21,000 new homes in 20 years



HEAD: Richard Alderton

In brief

Driver denies police charg

KINGSNORTH: Transit drive Trevor Head has appeared i and denied a charge of drivi without due care.

Head, 51, of Kestrel Close Kingsnorth, Ashford, appear before Folkestone magistrat Thursday to deny the allega which police say happened M20 near Ashford on Janua

Head was told a date will for a pre-trial hearing and h handed police and witness statement following the inci

Head pointed out that the of the van was incorrect an had been told by police tha could not ask his partner, w in the van, to be a witness

The court clerk advised h he could. His case was adj until September 17 and he released on bail.

Woman fine

ASHFORD: A woman has fined £600 for driving witho insurance.

Mandy Smith, 45, of Bra Close, Ashford, was stopp Knoll Lane in her Rover 25 February 24 and though s claimed she had insurance checks revealed she was

She failed to turn up at Folkestone Magistrates' C Thursday and the hearing ahead in her absence.

Miss Smith, who had a licence, was given six poi was ordered to pay £100

No insuran

ASHFORD: An uninsured was stopped by police la weekend after being cloc speeding at 95mph.

A 41-year-old man has issued with a summons t court and had his vehicle officers following the inci Saturday, August 18.

Kentish Express – 4th October

4 Thursday, October 4, 2012 Kentish Express

Views wanted on planning blueprint

PUBLIC consultation to help shape Ashford Borough Council's new local plan closes at the end of the month.

The council is putting together the plan, which sets out how much housing and jobs should be created by 2030 and will also identify sufficient land and sites to provide for these jobs and homes.

Deputy council leader Cllr Gerry Clarkson (Con) said: "We want to hear from as many people as possible, so if you have not already taken part we would encourage you to do so."

The consultation runs until October 31 and can be accessed at www.ashford.gov.uk/consult

Kentish Express – 19th October

Local plan views

THERE is still time for businesses and residents in Ashford borough to comment on the council's proposals for the new 'local plan' which looks ahead to 2030. A key part of the process is estimating the growth expected in the borough's economy and the number of new homes needed to support it. The consultation period runs until the end of October 2012.

People can submit their views by logging on to www.ashford.gov.uk/consult

First steps towards a local plan

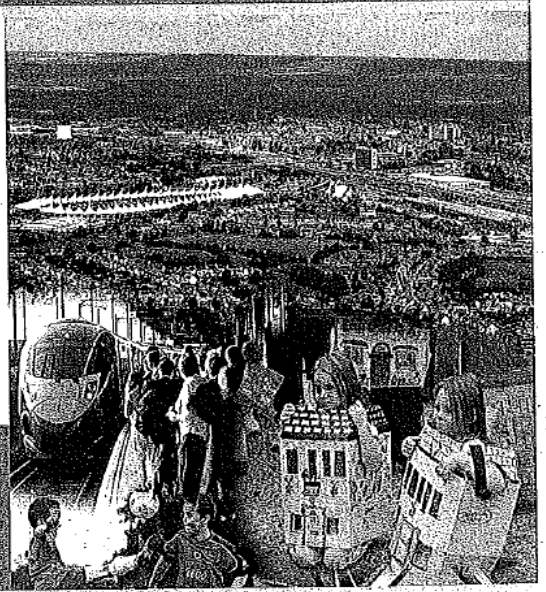
Ashford Borough Council has launched a public consultation to help shape the preparation of a new 'local plan' for the borough which looks ahead to 2030.

- How do you think the borough should develop in the future?
- What do you want to see happen?
- How do you see the Ashford of tomorrow?

This is your chance to help shape our future together.

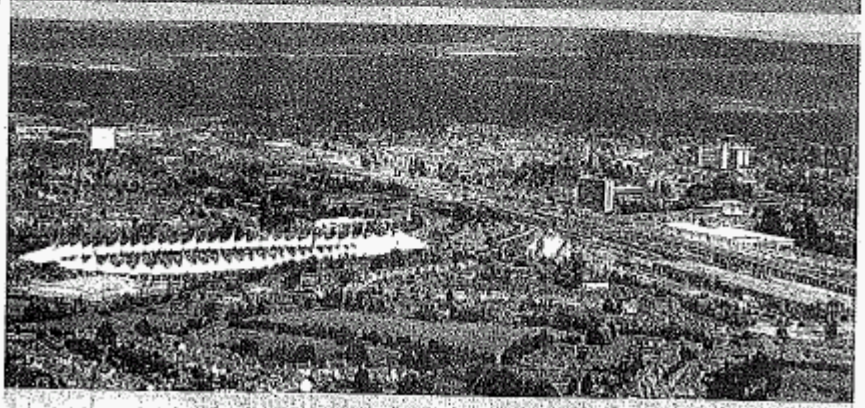
The consultation period runs until the 31st October 2012 and can be accessed at **www.ashford.gov.uk/consult** where you will find background information and how to submit your views.

Come and see us in the County Square between 10am - 5pm on: Monday 22nd & Tuesday 23rd October



Kentish Express – 26th October

First steps towards a local plan



Ashford Borough Council has launched a public consultation to help shape the preparation of a new 'local plan' for the borough which looks ahead to 2030.

- How do you think the borough should develop in the future?
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- How do you see the Ashford of tomorrow?

This is your chance to help shape our future together.

The consultation period runs until the 31st October 2012 and can be accessed at **www.ashford.gov.uk/consult** where you will find background information and how to submit your views.

ASHFORD BOROUGH COUNCIL

c) ABC Website – Press Releases

1st August



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First steps towards local plan

Ashford Borough Council has launched (today) a public consultation to help shape the preparation of a new 'local plan' for the borough which looks ahead to 2030.

Work started on a review of Ashford Borough Council's local plan (previously called the Core Strategy) earlier this year.

A crucial part of the process is estimating the growth expected in the economy of the area and the number of new homes that will be needed. The plan can then identify sufficient land to provide for these jobs and homes in the borough to 2030.

As the first part of that process the council is consulting residents, employers and the development industry on some initial options for jobs growth and new homes.

The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult where you will find all the background information and an easy way to submit your views.

The responses will be used to help inform the council's view on a preferred target for jobs and housing in the borough to 2030.

Over the next year the council will also be working with local communities to look at how and where new development should be located in the borough and seeing how best to match this to the community's aspirations.

Cllr Gerry Clarkson, Deputy Leader for Ashford Borough Council, said: "This is the first step in stimulating the debate on the borough's future and we wish to hear the views of the community to help inform the new local plan.

"This is only the start of the process which will take a few years to complete and there will be a series of opportunities for our residents and others to get involved.

"With the new emphasis on 'localism' there is now a greater opportunity for us all to shape the future of our own communities or neighbourhoods."

To take part in the consultation visit the consultation portal or for further information click here to visit our planning web page.

Media Release 0184/12
01/08/12
For further information, please contact our Press Office on 01233 330647 or email dean.scurrell@ashford.gov.uk

This webpage was updated on 01/08/2012

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Still time to have your say



At the beginning of August Ashford Borough Council launched a public consultation to help shape the first stage of preparing the new 'local plan' for the borough which looks ahead to 2030.

If you haven't taken part there is still time for you to have your say as there is still a month to go before the consultation closes.

A crucial part of the process is estimating the growth expected in the Borough's economy and the number of new homes that will be needed to support it. The plan can then identify sufficient land to provide for these jobs and homes in the borough to 2030.

The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult where you will find all the background information and an easy way to submit your views.

Over the next year the council will also be working with local communities to look at how and where new development should be located in the borough and seeing how best to match this to the community's aspirations.

Cllr Gerry Clarkson, Deputy Leader for Ashford Borough Council, said: "We wish to hear the views of the community to help inform the new local plan.

"With the new emphasis on 'localism' there is now a greater opportunity for us all to shape the future of our own communities or neighbourhoods.

"We want to hear from as many people as possible, so if you have not already taken part we would encourage you to do so."

Media Release 025/12
01/10/2012
For further information, please contact our Press Office on 01233 330647 or email dean.spurrell@ashford.gov.uk

This webpage was updated on 01/10/2012

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15th October

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Last chance to shape plan



There are only a few weeks left for residents to take part in a consultation to help shape a new 'local plan' for the borough which looks ahead to 2030.

- How do you think the borough should develop in the future?
- What do you want to see happen?
- How do you see the Ashford of tomorrow?

It's important that you have your say and help shape our future together.

The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult.

An exhibition is also being held in the County Square shopping centre between 10am and 5pm on Monday 22nd and Tuesday 23rd October where residents can discuss their views with planning officers.

Media Release 0262/12
15/10/2012
For further information, please contact our Press Office on 01233 330647 or email dean.spurrell@ashford.gov.uk

This webpage was updated on 15/10/2012

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Local Plan exhibition



Residents are being invited to discuss their views on a new 'Local Plan' for the borough at an exhibition being held in the town centre on Monday and Tuesday.

It's all part of a consultation which is taking place asking for opinions on how to shape the borough looking ahead to 2030.

- How do you think the borough should develop in the future?
- What do you want to see happen?
- How do you see the Ashford of tomorrow?

It's important that you have your say and help shape our future together.

The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult.

The exhibition is being held in the County Square shopping centre between 10am and 5pm on Monday 22nd and Tuesday 23rd October.

Click the play icon below to hear our radio commercial as heard on kmfm.

Media Release 0262/12
19/10/2012
For further information, please contact our Press Office on 01233 330647 or email dean.spurrell@ashford.gov.uk

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Local Plan exbo



Residents are being invited to discuss their views on a new 'Local Plan' for the borough at an exhibition being held in the town centre on Tuesday.

It's all part of a consultation which is taking place asking for opinions on how to shape the borough looking ahead to 2030.

- How do you think the borough should develop in the future?
- What do you want to see happen?
- How do you see the Ashford of tomorrow?

It's important that you have your say and help shape our future together.

The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult.

The exhibition is being held in the County Square shopping centre between 10am and 5pm on Tuesday 23rd October.

Click the play icon below to hear our radio commercial as heard on kmfm.

kmfm radio commercial

Media Release 0262/12
22/10/2012
For further information, please contact our Press Office on 01233 330647 or email dean.spurrell@ashford.gov.uk

This webpage was updated on 22/10/2012

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d) Local Websites

Ashford Herald – 11th October 2012

Having a say over housing

Ashford Herald Follow Thursday, October 11, 2012

ASHFORD residents are being urged to give their views on a plan which will become a blueprint for development in the borough for the next 18 years.

A public consultation was launched in August by Ashford Borough Council, as part of its process to shape a new local plan, which looks ahead to 2030, and is open for comments until October 31.

A crucial part of the process is estimating the growth expected in the borough's economy and the number of new homes that will be needed to support it.

The plan can then identify land to provide for these jobs and homes.

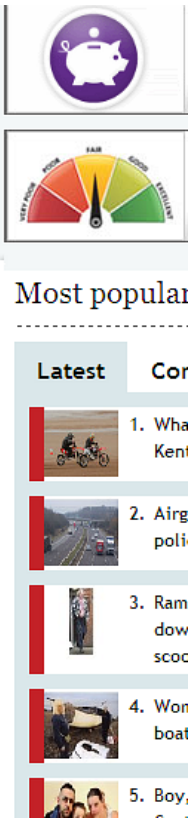
Over the next year the council will also be working with communities to look at how and where new developments should be located and seeing how best to match this to needs.

Deputy council leader Gerry Clarkson, said: "We wish to hear the views of the community to help inform the new local plan.

"With the emphasis on localism, there is now a greater opportunity for us all to shape the future of our own communities or neighbourhoods.

"We want to hear from as many people as possible, so if you have not already taken part we would encourage you to do so."

The consultation can be found at www.ashford.gov.uk/consult



Ashford Chamber of Commerce – 4th October 2012

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Ashford Borough Council – Still time to have your say on local plan





< Start Up Loan Scheme kicks off in Kent

Discounted rates for card payment acceptance >

Ashford Borough Council – Still time to have your say on local plan

Posted on Thursday 4th October, 2012 by Patrick Williams

At the beginning of August, Ashford Borough Council launched a public consultation to help shape the first stage of preparing the new 'local plan' for the borough which looks ahead to 2030. If you haven't taken part there is still time for you to have your say as there is still a month to go before the consultation closes.

A crucial part of the process is estimating the growth expected in the Borough's economy and the number of new homes that will be needed to support it. The plan can then identify sufficient land to provide for these jobs and homes in the borough to 2030. The consultation period runs until the 31st October 2012 and can be accessed at www.ashford.gov.uk/consult where you will find all the background information and an easy way to submit your views.

Over the next year the council will also be working with local communities to look at how and where new development should be located in the borough and seeing how best to match this to the community's aspirations.

Cllr Gerry Clarkson, Deputy Leader for Ashford Borough Council, said: "We wish to hear the views of the community to help inform the new local plan.

"With the new emphasis on 'localism' there is now a greater opportunity for us all to shape the future of our own communities or neighbourhoods.

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f. Exhibition Material

a) Handout cards (In addition to the consultation leaflets)

First steps towards a new local plan for Ashford Borough: Jobs growth and new homes

Please visit www.ashford.gov.uk/consult for more information and to take part in our consultation online.

Alternatively you can send us your comments by email to planningpolicy@ashford.gov.uk, or by post to Jobs and Homes 2030 questionnaire, Planning Policy Team, Ashford Borough Council, Civic Centre, Tannery Lane TN23 1PL to reach us no later than 31st October 2012.

Call 01233 330229

plan-it ASHFORD

Planning our future together

Contact Us

Email: **planit@ashford.gov.uk**

Visit: **www.ashford.gov.uk/planitashford**

g. Summary of Responses to Questionnaire

Question 1 - Do you support the use of a jobs-led approach to looking at the borough's future growth needs?

A total of 139 people responded to this question. The majority of people (74%) answered yes to supporting the jobs-led approach.

Additional Comments Received

Supporting:

There were a large amount of comments made supporting the jobs-led approach, including that Ashford is in a strong position having seen the second fastest growing population of all local authorities in the region and think that a jobs-led approach will assist in maintaining growth in a sustainable way.

Some people agree that the approach meets the NPPF requirements, particularly in respect of adopting a job led strategy to support local economic growth, in balance with housing requirements.

The Environment Agency support the approach as the growth figures are reduced from those detailed in the Halcrow's Capacity Assessment prepared for the adopted Core Strategy and therefore there should not be an increase in potential environmental impact.

A few people agree with the jobs-led approach because they believe experience elsewhere shows that building houses does not bring in jobs; it merely produces many unsold houses which may only be partially completed; for example in Ireland.

Some representations agree with the approach but would like assurance that the jobs created cover a range of industries with clear aspiration to see higher paid, higher quality jobs in industries with a long - term future, as well as apprentiships and jobs for all age ranges. In line with this, good transport links and affordable parking need to be available to the places of work.

Disagree: Support housing led approach

Some people believe a housing led approach is more appropriate as building new homes means people buying new homes, and these people would already have jobs.

Also comments received that people need housing regardless of their employment situation and an ageing population and people in affordable housing need their accommodation requirements catered for regardless of local economic growth (or

decline). There are also comments about companies not wanting to set up in Ashford if there is not good quality housing for their staff.

Many believe that jobs-led is not appropriate as Ashford is a growing commuter town and a number of the jobs may be in London. They feel this is a benefit as we could become a ‘rich’ commuter town like Sevenoaks.

One comment made suggests that the excellent transport connections, along with the beautiful countryside and quality of life available, the borough will continue to be an attractive place for families and commuters to live and therefore housing growth should continue.

Other comments received suggest that it is better to plan and drive development with continuous feedback on demand, than to wait for the demand and that national guidance suggests a need for much more housing.

Disagree: Should be a joint housing and job approach

Some of the comments suggest that the housing and employment growth should continue together in line with the The National Planning Policy Framework that advises that the decision on jobs should not be taken in isolation of that to determine an appropriate supply of housing because the two are mutually dependent.

Disagree: Environment and current residents should be a priority

Many people feel that any development must respect the need to protect the countryside from any new development, and the use of brown field sites in the town centre as priority. Many other comments suggest that the environmental factors should be considered before jobs or housing growth. And that this in turn would create a desirable environment that would encourage visitors and tourism, and therefore ‘slow’ growth. If all the countryside and other environments are destroyed by development then no new residents or businesses would want to move to the borough.

Many people feel that other areas in the borough should be improved first, to make sure more people currently living in or moving to Ashford can be catered for. This includes water supply, schooling, medical facilities, motorway junctions, green spaces and community facilities. Ashford has grown already so much in the last few years, and we should take some time to bed all those new people in and ensure the service provision is adequate before rushing into further expansion.

Disagree: Evidence base flawed

A few comments have been made regarding the inaccuracy of the GL Hearn figures being used in the evidence. They feel that they are too high and are inaccurately skewing the results in favour of more development especially in the present and

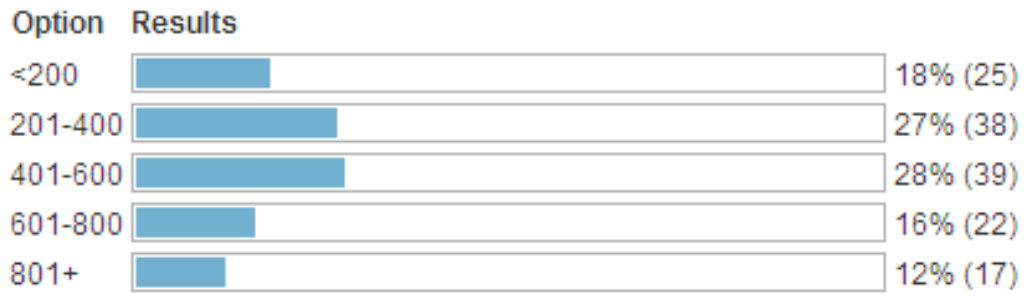
predicted economic climate and its proposals are completely flawed through its use of irrelevant data.

Ashford should adopt a cautious approach and consolidate the major growth that has taken place over the past decade rather than plan major new developments. Only when economic growth (GDP) has shown positive growth for some time should ABC consider further growth in the Borough, and, the experts agree, nobody knows when this will be.

Some people feel that the targets for employment growth are unrealistic because between 2004 and 2011 there was an overall loss of 500 jobs despite the high level of new build homes. As we are currently in a recession significant growth in the local economy is unlikely and nationally growth has oscillated between negative and positive since 2008 they feel that there is no evidence to shoe that Ashford will buck this trend.

One comment questions how ABC will achieve its jobs-led approach, which is supported, but there is no indication in the materials published so far as to how ABC would achieve this. In particular, they expected to find research undertaken by ABC to ascertain why an employer would choose Ashford in preference to the many other towns who are also promoting a jobs-led growth plans.

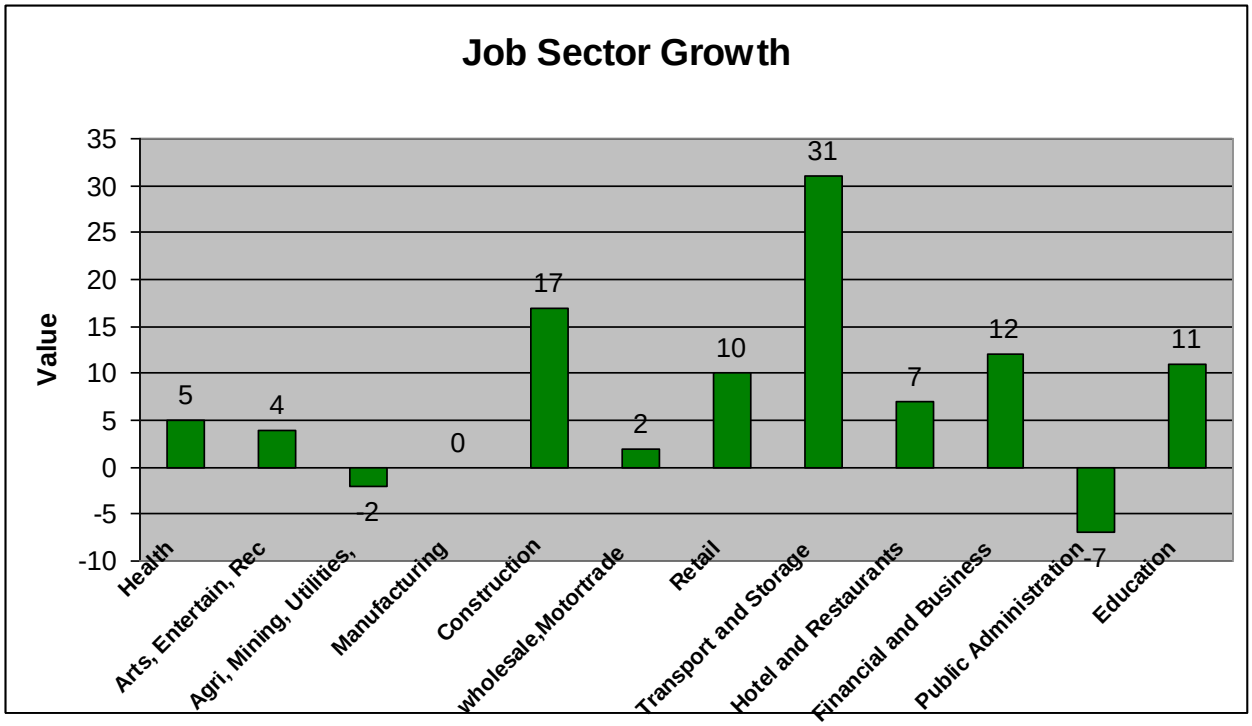
Question 2 - What do you think the average number of jobs created in the borough each year to 2030 should be?



A total of 141 people responded to this question. As shown in the graph above, the majority of people (55%) would like to see between 201 and 600 jobs created each year in the borough, but 39 (30%) of people would like to see over 600 jobs created each year.

Question 3 - Are there any sectors in the borough's economy that you feel are likely to grow faster, or slower, than the average for south-east England?

A total of 126 people responded to this question, the chart below indicates the areas that people feel will grow the fastest or decline in the borough.



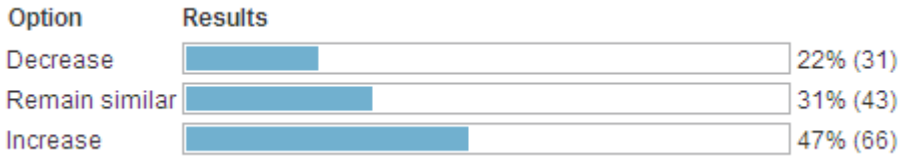
As shown above, the main sector people feel will grow in future is transport and storage, mainly because of Ashford's location close to the M20 motorway, and Dover. 17 people feel that construction will grow due to house building, but that this could be short term growth whilst development takes place.

The areas people feel will progress slower or reduce are public administration due to Government spending cuts and agriculture because more of our produce is imported.

Manufacturing resulted in a 0 result as 5 people thought it would grow, but 5 people thought it would shrink.

In addition to the sectors above, 9 people felt the area of IT/Science/Media would grow and 4 people think the tourism industry will expand.

Question 4 - Do you think the rate at which people moved to the borough in recent years will decrease, remain similar, or increase in future?



140 people answered this question. The majority of people (47%) feel that the rate people are moving to the borough will increase in future. The main reasons given for this are the good location of town, improved infrastructure and excellent transport

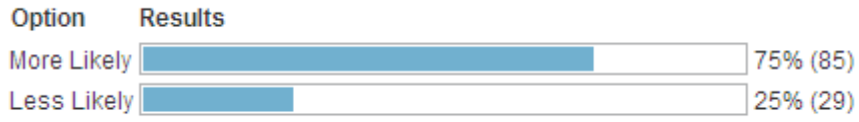
links, mainly the benefit of HS1. People feel that this, along with the lower house prices, will encourage people to move to Ashford from London. Many people also believe that immigration increases will affect all areas and therefore continue to increase the boroughs growth.

A large amount of people (31%) believe that inward migration will remain similar to the previous few years. One of the main reasons provided was that Ashford will not be able to grow any faster than it has in recent years without further improvements to infrastructure, especially in the current economic climate.

22% of people feel that the economic climate will actually decrease the amount of people moving to the borough, as it is difficult for first time buyers in the poor economy and therefore more young people are living at home with parents. Some also feel that the lack of employment in the borough will slow growth.

There were also comments made that Ashford will need better facilities such as theatre and shopping and larger houses with more greenspace than in previous developments, as well as lower transport costs to encourage people to move to the borough.

Question 5 - Do you think residents of the borough will be more or less likely to work outside the borough in future?



114 people answered this question and a very large majority (75%) believe that residents will be more likely to work outside the borough in future. This is mainly due to HS1 which enables a fast commute to London, where wages are much higher. Many people also believe that Ashford does not have enough variety or higher skilled jobs at present, and along with poor road infrastructure, people will leave to borough to work.

25% of people feel that it is less likely that residents will work outside the borough in future. The reasons given were that home working is becoming more common, the costs of train fares and fuel is making it difficult for people to commute, and that with Ashford's plans for employment sites such as Sevington, Waterbrook and Eureka, people are less likely to need to find jobs outside of the town.

Although not shown above as it was not a selection offered, a number of people felt that people working outside the borough was likely to remain similar to the current position. They stated all the reasons given above for the previous answers as balancing each other out.

Question 6) What do you think will be the impacts on the need for jobs and homes in the Borough as more people retire later, live in single person households and live for longer?

139 people responded to this question and a number of issues were raised, see the topics below:

Housing Mix Required:

More housing will need to be provided in general, but this should include more affordable housing for young people and single people and more sheltered housing, bungalows, and nursing homes for older people. Some people think there will more renting and less home owners.

Many people had views on the location and design of properties, especially for older people, so they could move and free up the large family homes they are currently in. This included suggestions of bungalows, smaller properties or wardened flats, possibly in the rural areas that have a good community, transport and GP etcs. The properties should be designed well and still be good sizes with large gardens which will encourage more people to move there. There were also suggestions that annexes should be more available for elderly or young people so families can all live together, which will become more common in these circumstances.

Comments were made about all the new housing only being placed on brownfield sites, near the town, especially the flats for the young/single people. Many comments also received about the quality of the homes built, and things like parking, green space etc to make the new developments more attractive places to live.

Employment Issues:

Many people feel that less jobs will be available, especially for young people and therefore more jobs need to be created in the borough. These jobs need to be well paid, skilled jobs and therefore Ashford needs to get large companies to come to the town.

Many people felt that more jobs would be created in healthcare due to people living longer and the increases in population.

Infrastructure Issues:

There were lots of comments about the impact on GP's and the hospitals and that all healthcare providers were going to struggle to meet demands.

Concerns were raised about Ashford's infrastructure not being able to cope with additional development i.e. road infrastructure is poor, community facilities need improving, rail fares are too high and lack of water supply.

Other comments:

Some comments were made that disagreed with the statement that the population would increase, as obesity and unhealthy living outweighs people living longer. Some people also think that the economic climate will encourage migrants to return to their country of origin to work, therefore freeing up housing and jobs.

Appendix B – Plan-it Ashford Consultation

i. Plan-it Consultation Pack

plan-it ASHFORD

Planning our future together



Ashford

ASHFORD BOROUGH COUNCIL

Introducing Plan-it Ashford

plan-it ASHFORD

Welcome to the Plan-It Ashford consultation, designed to help us produce our new local planning documents, which will shape how our communities look in the future.

Creating and keeping great places to live, making sure we have jobs and services in the future, protecting our environment and having enough housing to maintain decent living standards.

This is what long term planning is about – the future of our communities.

It is the council's job to take all these matters into account and to produce a set of policies which respond to the issues we face.

We need your help

With the new emphasis on 'localism' there is now a greater opportunity to shape the future of our communities and neighbourhoods together.

Ashford Borough Council is preparing a new 'local plan' for the borough, called the Core Strategy Review, which looks ahead to 2030.

We will need to set targets for new jobs and housing growth across the borough, and we have produced a set of different scenarios for comment and discussion.

But we can't do it alone. We want your views on our big issues but we also want to find out what the particular issues are in your area.

We want you to think about the aspirations your community has for the next 15 years or so, how they might be fulfilled, and what the council can do to help, through its planning functions.

Is there a need for more houses in your area or do you feel there has been enough development? Are there enough local jobs and services – what can be done to protect those that exist today? Are there local transport or other infrastructure issues that need to be sorted out and if so, how?

The characters

To give focus and shape to Plan-It Ashford, and to give a starting point for discussion we'd like you to consider the future of seven 'characters' that we've created specially or fill out your own 'blank' character.

The blank character could be yourself, a friend or family member or a typical representative of your community whose issues will need to be addressed in the longer term.

The characters we have created represent a cross section of your community, each with different needs and priorities. Put yourself in their place - what would you want to see happen?

By debating the issues from different perspectives, we can consider a broader range of interests and priorities. Of course, you'll use your own knowledge and have your own concerns but try to apply them to these characters as well.

It's all about considering how your needs and those of others may change over time. To assist you, our characters have been created to address a number of complex issues we are seeking solutions to. We have given you some background information and prompt questions for each character to start your debate.

Plan-It Ashford has been designed to be flexible so that it can be played by small or large groups of people, whether they live in the same area, work together, socialise or go to the same school or college.

Planning our future together

Your questions answered

plan-it ASHFORD

What is the Core Strategy?

The Core Strategy is the main planning document (local plan) which sets out how the borough will develop in the future. The current one was adopted in 2008 and covered the period to 2021.

Since its adoption there have been many changes including a global recession which has slowed development rates and the concept of localism and major changes to the planning system have been introduced by a new coalition government.

The new planning system dictates that local councils should set their own targets and priorities for new development and therefore the council has decided to review the Core Strategy for the period up to 2030. When adopted (in 2014), it will supersede the existing Core Strategy.

Why does Ashford need more houses?

We will need to build more houses simply to accommodate existing residents of the borough. As people are living longer and household change through children leaving home, divorces, etc, these trends increase housing needs.

We may also need more houses to complement a growth in jobs in the borough. As people move around for work, having locally available accommodation can be an important factor.

Of course, the extent to which these factors influence the scale of new housing is one of the key issues we want your views on.

Hasn't the government abolished housing targets?

Yes – well almost. The South East Plan (which sets a housing target for Ashford) is due to be abolished soon and instead, it will be left up to each local authority to set its own housing targets.

However, the government still requires us to prepare lots of evidence to support our own targets so we will need to be sure we can justify them.

Why have you called the process 'Plan-It Ashford'?

It's easier to manage a process and get some interest in it when it has a bit of personality. We chose 'Plan-It Ashford' as the whole idea is about planning how the borough will grow and prosper in the future. If you like it (or even if you don't!) please get involved.

Why have you come up with these characters?

Just asking people to think about the future of their communities can be a bit dry and difficult, especially for people who don't normally get involved in these sorts of exercises.

It also tends to involve people just telling us about themselves rather than considering the issues that the whole community faces – which is where our responsibilities lie.

The characters are meant to reflect a cross-section of your community and are designed to provoke discussion about situations that are important and challenging. It's a way of kick starting people's thinking, not to limit debate.

What will you do with all the responses?

We will record all the responses we get and attempt to pull together a picture of the key issues for your community and for the borough as a whole, before compiling a report for everyone to see. **Your comments will be published via the council's website, (please bear this in mind).**

What happens next?

The council will consider all the responses to the consultation before reaching preferred targets for jobs and housing in the borough to 2030.

After that, we will look at how and where new development should be located in the borough and seeing if we can match this to the community aspirations that have come out through this exercise.

Planning our future together

Using this document

To give focus and shape to Plan-It Ashford, and as a starting point for discussion, we'd like you to consider the future of seven 'characters' that we've created specially.

They represent a cross section of your community each with different needs and priorities. Put yourself in their place, what would you want to see happen?

By debating the issues from different perspectives we can see a broader range of interests and priorities that will need to be considered.

Of course you'll use your own knowledge and have your own concerns but try to apply them to these people as well.

It's all about considering how yours and others needs may change over time.

To assist you our seven characters will help to focus discussions as these have been created to address a number of complex issues we are seeking solutions to.

We have given you some background information and prompt questions for each character to start your debate. Also we have created a 'blank' character to allow you to complete this with any other typical representative of your community whose issues will need to be addressed in the longer term.

Plan-It Ashford has been designed to be flexible so that it can be played by small or large groups of people, whether they live in the same area, work together, socialise or go to the same school or college.

Notes

Please use this space to add any other comments you think will be helpful to the Plan-It Ashford process.

plan-it ASHFORD

Planning our future together

Get to know Sarah



Profile

Sarah is a single parent who lives in rented accommodation in Ashford.

She works part-time as a retail assistant in the town.

Sarah's child is at nursery and she doesn't own a car, so relies on her family and friends for support.

Please answer the questions in the spaces below

What are Sarah's aspirations over the next 15 years?

(e.g: jobs, homes, transport, schools, play facilities)

What are the issues Sarah is currently facing that need to be addressed?

(e.g: jobs, homes, transport, schools, play facilities)

How can we address these issues?

Get to know Joe



Profile

Joe runs a small manufacturing business, employing 10 people in Ashford.

Joe's business is doing well and he's looking to expand.

Joe currently lives outside the borough and enjoys keeping fit and plays sports on the weekend.

Please answer the questions in the spaces below

What are Joe's aspirations over the next 15 years?

(e.g: the economy, his business, workforce skills and training, transport, sports and recreational facilities)

What are the issues Joe is currently facing that need to be addressed?

(e.g: the economy, his business, workforce skills and training, transport, sports and recreational facilities)

How can we address these issues?

Get to know the Brown family



Profile

The Browns have recently moved into a three-bed house on a new estate.

Mr Brown works full time in Maidstone, but may be in danger of losing his job.

Mrs Brown works part time in the town centre. They both drive but share a car.

The Browns have two children, one at secondary school and one at primary school. They enjoy going on family walking and cycling trips at the weekend.

Please answer the questions in the spaces below

What are the Brown family's aspirations over the next 15 years?

(e.g: jobs in the area, higher/further education, schools, family entertainment, leisure facilities, transport, new housing)

What issues are the Brown family currently facing that need to be addressed?

(e.g: jobs in the area, higher/further education, schools, family entertainment, leisure facilities, transport, new housing)

How can we address these issues?

Get to know Asha



Profile

Asha is a 16 year old student and lives at home with her parents.

She is studying at K College in the town and intends to go to university when she finishes her current course.

Asha is a keen cyclist and enjoys hanging out with her friends.

Please answer the questions in the spaces below

What are Asha's aspirations over the next 15 years?

(e.g: local jobs, houses, entertainment/nights out, cycle routes, public transport, education)

What are the issues Asha is currently facing that need to be addressed?

(e.g: local jobs, houses, entertainment/nights out, cycle routes, public transport, education)

How can we address these issues?

Get to know Davina



Profile

Davina is in her early thirties and lives with her parents in Tenterden. She is single but has a long-term partner.

Davina is an architect and commutes to her office in London each day.

Davina enjoys socialising with friends in the evenings and at weekends.

Please answer the questions in the spaces below

What are Davina's aspirations over the next 15 years?

(e.g: house availability/price, local job market, travel (including costs) night life/entertainment)

What are the issues Davina is currently facing that need to be addressed?

(e.g: house availability/price, local job market, travel (including costs) night life/entertainment)

How can we address these issues?

Get to know Lionel and Lillian



Profile

Lionel and Lillian are a retired couple in their early seventies.

Their children have left home but live locally and Lionel and Lillian often look after their grandchildren.

They have lived in their village in the borough for some time and are active members of the community. Lionel drives but Lillian does not.

Please answer the questions in the spaces below

What are Lionel and Lillian's aspirations over the next 15 years?

(e.g: housing for their children, schools, play areas, family entertainment, public transport, local services/shops, healthcare, the countryside)

What issues are Lionel and Lillian currently facing that need to be addressed?

(e.g: housing for their children, schools, play areas, family entertainment, public transport, local services/shops, healthcare, the countryside)

How can we address these issues?

Get to know Sean



Profile

Sean is 22 years old and lives with his parents in Woodchurch, but would like to get a place of his own.

He has a degree, but is currently unemployed and looking for work.

He is a wheelchair user. He can drive but struggles with the cost of running his car.

He attends Wheelchair Racing and Disability Athletics at the Julie Rose Stadium every couple of weeks.

Please answer the questions in the spaces below

What are Sean's aspirations over the next 15 years?

(e.g. jobs, homes, transport, travel costs, healthcare, sports facilities)

What are the issues Sean is currently facing that need to be addressed?

(e.g. jobs, homes, transport, travel costs, healthcare, sports facilities)

How can we address these issues?

Create your own character



Profile

Are we missing a character type from your community? How about creating your own character?

This could be you, a friend or family member.

Fill in our blank template telling us what your character's aspirations are over the next 15 years, what the current issues facing your character are and how these can be addressed.

Please answer the questions in the spaces below

What are _____'s aspirations over the next 15 years?

What are the issues _____ is currently facing that need to be addressed?

How can we address these issues?

Large Print Summary Introduction Leaflet

Plan-it Ashford

Planning our future together

We Need Your Help!

We are writing to you to ask for your help preparing a new plan for Ashford that looks forward to the year 2030. The new plan needs to create and maintain great places to live, by making sure enough jobs and services are planned, suitable housing is created to maintain decent living standards and ensure the environment is protected.

We want to hear the views of as many people as possible, from all ages and social groups on these big issues so we get a better understanding of any particular concerns that you feel will need to be dealt with over the next 15 years that will benefit you, personally or as a community.

We basically want to know what you and your family might need from the town in the future: homes, jobs, health and community facilities, transport links, education



How does this work?

We have created some 'characters' to represent a few different people within a local community – all of them have different situations that need to be covered. The idea is that you can use these characters to tell us your own wishes but also think about things that might affect others in your area.

There are characters from different ages, employment situations or family lives. But as we couldn't create a character for everyone we have made an option to **create your own 'character' that represents you, a family member or friend** who you feel will have issues that need to be looked at in the future. Put yourself in the place of these characters – what would you want to see happen?

These characters are just a starting point for discussion. Some of the important topics that need covering are:

Housing: Is there enough in your area? Do you think more housing should be built? Do you think this needs to be affordable housing? What size/type of housing do you think is needed? Do we need more housing designed for people with disabilities, such as wheelchair accessible housing?

Jobs: Are there enough local jobs? If not, what jobs would you like to see created? What can be done to protect the existing jobs?

Services: Are there enough GP's, Schools etc? Do you have suitable community and health facilities in your area such as centres, youth clubs, places of worship, sports facilities?

Transport: Are there any transport issues? Is there a good bus/rail service? Do the road linkages need improving? Are there enough disabled parking areas?

plan-it ASHFORD
Planning our future together

How do I respond?

You can run this event yourselves in any size groups of friends, or it can be completed by individual people. Using the prompts on the character forms, think about what each character may need.

We accept that it may take a little while to get up and running and therefore we haven't set a particular deadline by which we would like any feedback, but ideally a response by February or March would be useful.

We hope you can participate in the exercise and we look forward to viewing the responses.

What will happen to my response?

All responses will be looked at and common themes will be highlighted. We also hope to report on specific local concerns that will come directly from your responses. The collated feedback will be available for everyone to view on our website. Issues not relevant to planning will be passed on to the correct service area.

Return completed sections and the name and address form to:
Plan-it Ashford, Planning Policy team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL or by email to **planit@ashford.gov.uk**

Please ensure completed sections are returned with your name/details form enclosed.

Please contact us for more forms if required or download more from the website – see below

Contact Us
Email: **planit@ashford.gov.uk**
Visit: **www.ashford.gov.uk/planitashford**

Response Form Template

Plan-it Ashford

Response Form – Your Details

Name/Group Name: (Please state if you are responding as an individual, social/community group, school, family, neighbourhood group etc.)

Address: (if you are responding as a group please use main address)

Area of Ashford: (if you are responding as a group please give the areas of the borough that the group mainly live in e.g Willesborough)

Age: (if responding as a group, please tick the main age categories within the group)

Under 16	16 - 21	22 - 31	32 - 41	42- 60	Over 60
☐	☐	☐	☐	☐	☐

Email Address:

Phone number/s:

We have an online consultation database that you can be registered on to be informed of future planning policy consultation events. Please tick this box if you *do not* wish to be added to our database ☐

Please return completed 'character' sections along with this response form to: Plan-it Ashford, Planning Policy Team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL or by email to planit@ashford.gov.uk

Please ensure completed 'character' sections are returned with this form enclosed

Extra forms can be downloaded from www.ashford.gov.uk/planitashford

ii. Advertising and Invites

Parish Council Invite Letter – 3rd August 2012



Planning and Development Services

Ask For: Simon Cole
Email: simon.cole@ashford.gov.uk
Direct Line: (01233) 330642
Fax No: (01233) 330682

ASHFORD
BOROUGH COUNCIL
Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Date: 3rd August 2012

Dear Parish Chairman

Plan-It Ashford: Planning our Future together

As I'm sure you will be aware, the Borough Council is embarking on the process of reviewing its adopted Core Strategy (Local Plan). The new Plan will look forward to the year 2030 and will need to identify and address many diverse and complex challenges over this period.

However, unlike with previous Local Plans, this time we have no jobs or housing targets set out for us in advance. Instead, we have the opportunity to establish our own targets for growth in the borough and we are beginning this process with a public consultation on potential jobs-led growth scenarios for the Borough. Visit www.ashford.gov.uk/consult and view Local Plan to 2030 - Jobs Growth and New Homes.

We want to hear your views on these big issues but we also want to work closely with you and your communities to get a better understanding of any particular local issues that you feel will need to be addressed over the next 15 years and this is the main purpose of my letter to you.

The government's changes to the planning system and the advent of 'localism' means that we want to have a genuine dialogue with communities across the borough to see how we may use the new Local Plan to meet local aspirations and concerns.

The first step to achieving this is to gain a better understanding of what those community aspirations and concerns actually are. The role of established organisations such as the Parish Council is crucial in this and we want to build on any existing work you may have done previously (e.g. on Parish plans or village design statements).

Of course, it is not always easy engaging people to think about the longer term, especially those who have not traditionally got involved in 'planning' issues but doing so is important in trying to get a fuller picture of everyone's needs. Trying to make the process a bit innovative and fun can help to break down those barriers.

Taking the lead from an award-winning idea from Winchester, we have created a set of 'characters' to represent a cross section of a local community – all with different situations and issues that need to be addressed. The idea is that people can use these characters to communicate their own aspirations but also think about issues that might affect others in their community – see the attached leaflet.

We would like to help you use the 'characters' to seek the views of your residents and businesses. Ideally, it is an exercise that you can run yourselves but we may be able to provide some personnel to assist if necessary. I'd be happy to have a meeting with you in advance to discuss any queries you may have or any ideas about how it could be run in your parish. Of course, you may already be engaged in a community-led planning exercise in your parishes, in which case, please do carry on – we have no wish to interrupt or disrupt that exercise. However, I would be grateful if we could be kept informed of any outputs.

We accept that it may take a little while to get a community-led process up and running and so we haven't set a particular deadline by which we would like any feedback from you although it will need to be available to fit into later stages of the new Local Plan's preparation process

I should stress again that this is very much the first part of the process of creating a new Local Plan for the borough and there will be several more opportunities for people to get involved over the next 12 – 18 months but it is now time to start shaping the eventual outcome around what your community would like to see – let's see what we can achieve together.

Yours sincerely,

S Cole

Simon Cole
Policy Manager

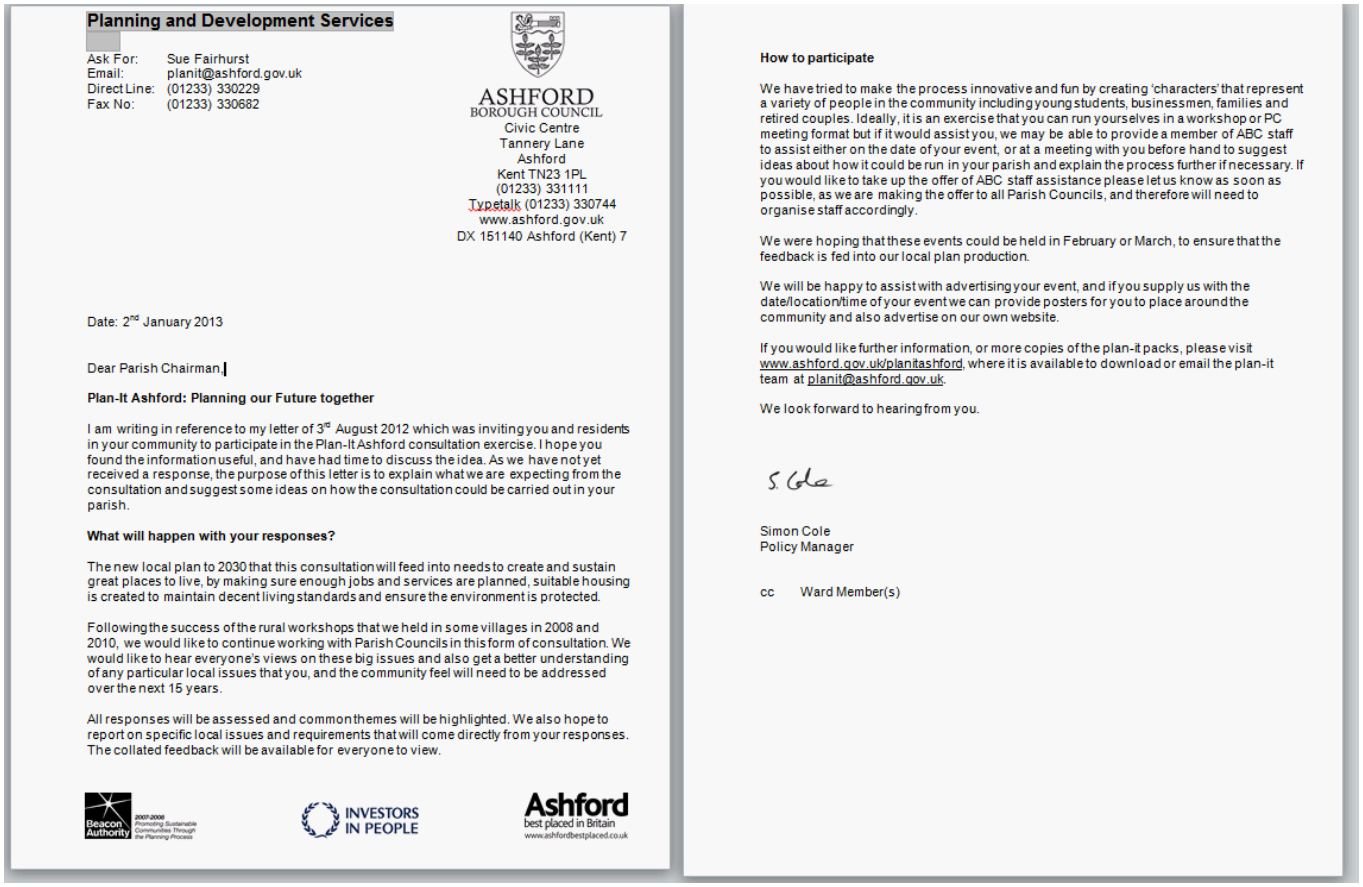
cc Ward Member(s)

Beacon Authority 2007-2008 Promoting Sustainable Communities Through the Planning Process

INVESTORS IN PEOPLE

Ashford best placed in Britain www.ashfordbestplaced.co.uk

Parish Council reminder letter – 2nd January 2013



Planning and Development Services

Ask For: Sue Fairhurst
Email: planit@ashford.gov.uk
Direct Line: (01233) 330229
Fax No: (01233) 330682

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Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Date: 2nd January 2013

Dear Parish Chairman,

Plan-It Ashford: Planning our Future together

I am writing in reference to my letter of 3rd August 2012 which was inviting you and residents in your community to participate in the Plan-It Ashford consultation exercise. I hope you found the information useful, and have had time to discuss the idea. As we have not yet received a response, the purpose of this letter is to explain what we are expecting from the consultation and suggest some ideas on how the consultation could be carried out in your parish.

What will happen with your responses?

The new local plan to 2030 that this consultation will feed into needs to create and sustain great places to live, by making sure enough jobs and services are planned, suitable housing is created to maintain decent living standards and ensure the environment is protected.

Following the success of the rural workshops that we held in some villages in 2008 and 2010, we would like to continue working with Parish Councils in this form of consultation. We would like to hear everyone's views on these big issues and also get a better understanding of any particular local issues that you, and the community feel will need to be addressed over the next 15 years.

All responses will be assessed and common themes will be highlighted. We also hope to report on specific local issues and requirements that will come directly from your responses. The collated feedback will be available for everyone to view.

Beacon Authority 2007-2008 Promoting Sustainable Communities Through the Planning Process

INVESTORS IN PEOPLE

Ashford best placed in Britain www.ashfordbestplaced.co.uk

How to participate

We have tried to make the process innovative and fun by creating 'characters' that represent a variety of people in the community including young students, businessmen, families and retired couples. Ideally, it is an exercise that you can run yourselves in a workshop or PC meeting format but if it would assist you, we may be able to provide a member of ABC staff to assist either on the date of your event, or at a meeting with you before hand to suggest ideas about how it could be run in your parish and explain the process further if necessary. If you would like to take up the offer of ABC staff assistance please let us know as soon as possible, as we are making the offer to all Parish Councils, and therefore will need to organise staff accordingly.

We were hoping that these events could be held in February or March, to ensure that the feedback is fed into our local plan production.

We will be happy to assist with advertising your event, and if you supply us with the date/location/time of your event we can provide posters for you to place around the community and also advertise on our own website.

If you would like further information, or more copies of the plan-it packs, please visit www.ashford.gov.uk/planitashford, where it is available to download or email the plan-it team at planit@ashford.gov.uk.

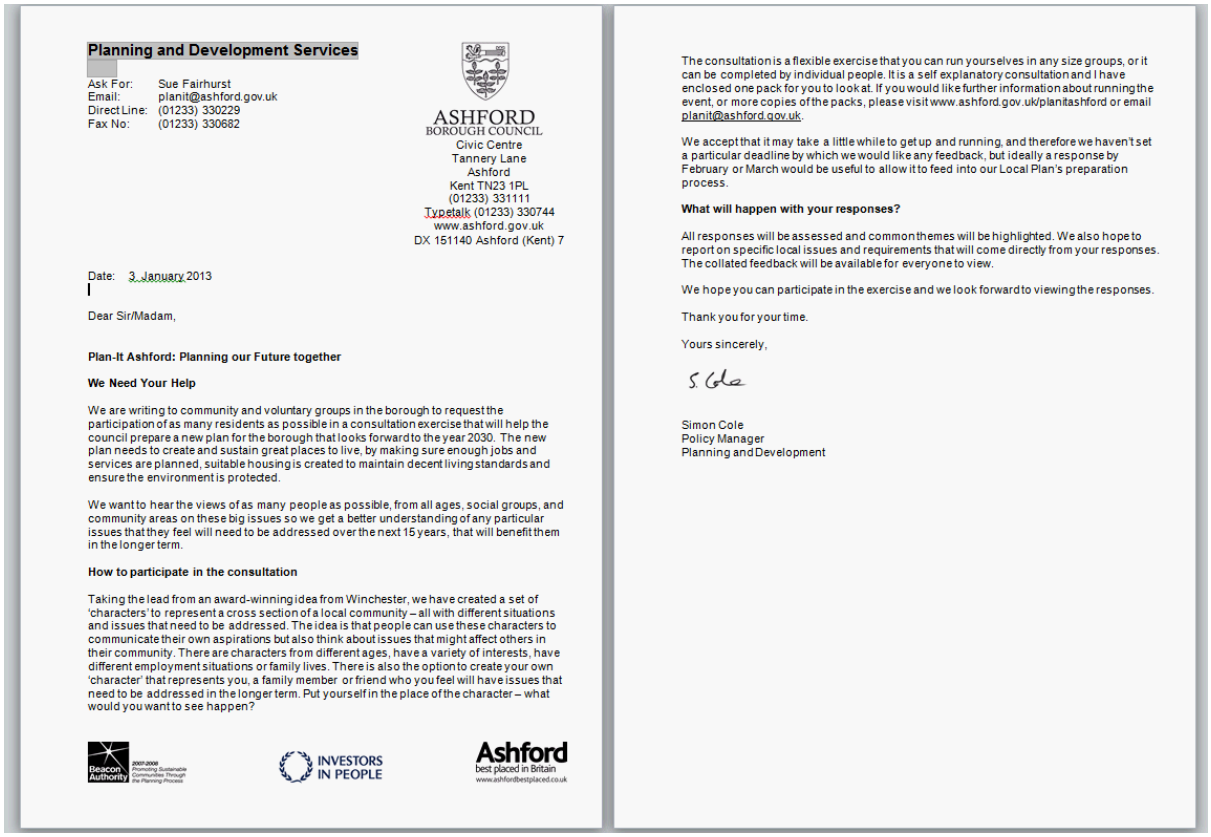
We look forward to hearing from you.

S Cole

Simon Cole
Policy Manager

cc Ward Member(s)

Invitation to Community Forums and local community groups and organisations (List below)



Planning and Development Services

Ask For: Sue Fairhurst
Email: planit@ashford.gov.uk
Direct Line: (01233) 330229
Fax No: (01233) 330682

ASHFORD
BOROUGH COUNCIL
Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Date: 3 January 2013

Dear Sir/Madam,

Plan-It Ashford: Planning our Future together

We Need Your Help

We are writing to community and voluntary groups in the borough to request the participation of as many residents as possible in a consultation exercise that will help the council prepare a new plan for the borough that looks forward to the year 2030. The new plan needs to create and sustain great places to live, by making sure enough jobs and services are planned, suitable housing is created to maintain decent living standards and ensure the environment is protected.

We want to hear the views of as many people as possible, from all ages, social groups, and community areas on these big issues so we get a better understanding of any particular issues that they feel will need to be addressed over the next 15 years, that will benefit them in the longer term.

How to participate in the consultation

Taking the lead from an award-winning idea from Winchester, we have created a set of 'characters' to represent a cross section of a local community – all with different situations and issues that need to be addressed. The idea is that people can use these characters to communicate their own aspirations but also think about issues that might affect others in their community. There are characters from different ages, have a variety of interests, have different employment situations or family lives. There is also the option to create your own 'character' that represents you, a family member or friend who you feel will have issues that need to be addressed in the longer term. Put yourself in the place of the character – what would you want to see happen?

Beacon Authority 2007-2008 Promoting Sustainable Communities Through the Planning Process

INVESTORS IN PEOPLE

Ashford best placed in Britain www.ashfordbestplaced.co.uk

The consultation is a flexible exercise that you can run yourselves in any size groups, or it can be completed by individual people. It is a self explanatory consultation and I have enclosed one pack for you to look at. If you would like further information about running the event, or more copies of the packs, please visit www.ashford.gov.uk/planitashford or email planit@ashford.gov.uk.

We accept that it may take a little while to get up and running, and therefore we haven't set a particular deadline by which we would like any feedback, but ideally a response by February or March would be useful to allow it to feed into our Local Plan's preparation process.

What will happen with your responses?

All responses will be assessed and common themes will be highlighted. We also hope to report on specific local issues and requirements that will come directly from your responses. The collated feedback will be available for everyone to view.

We hope you can participate in the exercise and we look forward to viewing the responses.

Thank you for your time.

Yours sincerely,

S. Cole

Simon Cole
Policy Manager
Planning and Development

Letter to Schools – January 2013. See consultee list below.

Planning and Development Services

Ask For: Sue Fairhurst
Email: planit@ashford.gov.uk
Direct Line: (01233) 330229
Fax No: (01233) 330682

ASHFORD
BOROUGH COUNCIL
Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Date:

Dear Sir/Madam,

Plan-It Ashford: Planning our Future together

We are writing to all sixth forms and colleges in the borough to request the participation of your students in a consultation exercise that will help the council prepare a new plan for the borough that looks forward to the year 2030. The new plan needs to create and sustain great places to live, by making sure enough jobs and services are planned, suitable housing is created to maintain decent living standards and ensure the environment is protected.

We want to hear the views of students on these big issues so we get a better understanding of any particular issues that they feel will need to be addressed over the next 15 years, that will benefit them when continuing education, starting careers or moving out of home.

Taking the lead from an award-winning idea from Winchester, we have created a set of 'characters' to represent a cross section of a local community – all with different situations and issues that need to be addressed. The idea is that people can use these characters to communicate their own aspirations but also think about issues that might affect others in their community. One of the characters is a 16 year old student and therefore it would be a great benefit to obtain to views of students in a similar position.

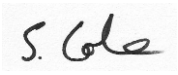
The consultation is an exercise that you can run yourselves in groups or classes, or it can be completed by individual students. It is a self explanatory consultation and I have enclosed one pack for you to look at. If you would like further information, or to print more copies of the packs, please visit www.ashford.gov.uk/planitashford or email planit@ashford.gov.uk.

Beacon Authority 2007-2008 Promoting Sustainable Communities Through the Planning Process
INVESTORS IN PEOPLE
Ashford best placed in Britain www.ashfordbestplaced.co.uk

We accept that it may take a little while to get up and running but ideally a response by February or March would be useful to allow it to feed into our Local Plan's preparation process. We hope your students enjoy the exercise if they are able to participate and we look forward to viewing the responses.

Thank you for your time.

Yours sincerely,



Simon Cole
Policy Manager
Planning and Development

Email Invitation to youth groups – See list below

From: Carly Pettit
Sent: 11 December 2012 14:02
Subject: Views from young people about the growth of Ashford
Attachments: Youth group intro.pdf; PLAN-IT RESPONSE FORM.pdf

Dear Sir/Madam,

You have been sent this email as we have been informed that you are linked with a youth club/association within the borough of Ashford. If this is incorrect please let me know.

We would like to gain feedback from young people about the future growth of Ashford and we are hoping you can share this information. Please see below and attachments for more information.

Thanks for your time.

We Need Your Help!

We are writing to you to ask for your help preparing a new plan for Ashford that looks forward to the year 2030. The new plan needs to create and maintain great places to live, by making sure enough jobs and services are planned, suitable housing is created to maintain decent living standards and ensure the environment is protected.

We want to hear the views of as many people as possible, from all ages and social groups, on these big issues so we get a better understanding of any particular local concerns that you feel will need to be dealt with over the next 15 years that will benefit you.

We are trying to aim this at younger people in Ashford, as there will be many people of this age that these topics will affect in 15 years time. **We basically want to know what you and your family might need from the town in the future: Homes, jobs, community facilities, transport links, education etc**

Please find attached a leaflet explaining the consultation event, and how to respond. We are really keen to get the views of young people who live in Ashford!

Carly Pettit
Policy Planner
Planning and Development
Ashford Borough Council
Tel: 01233 330229
Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

Copy of Introduction leaflet sent to youth groups

Plan-it Ashford

Planning our future together

We Need Your Help!

We are writing to you to ask for your help preparing a new plan for Ashford that looks forward to the year 2030. The new plan needs to create and maintain great places to live, by making sure enough jobs and services are planned, suitable housing is created to maintain decent living standards and ensure the environment is protected.

We want to hear the views of as many people as possible, from all ages and social groups, on these big issues so we get a better understanding of any particular local concerns that you feel will need to be dealt with over the next 15 years that will benefit you.

We are trying to aim this at younger people in Ashford, as there will be many people of this age that these topics will affect in 15 years time. **We basically want to know what you and your family might need from the town in the future: Homes, jobs, community facilities, transport links, education etc**

How does this work?

We have created some 'characters' to represent a few different people within a local community – all of them have different situations that need to be covered. The idea is that you can use these characters to tell us your own wishes but also think about things that might affect others in your area.

There are characters from different ages, employment situations or family lives. But as we couldn't create a character for everyone we have made an option to **create your own 'character' that represents you, a family member or friend** who you feel will have issues that need to be looked at in the future. Put yourself in the place of these characters – what would you want to see happen?

These characters are just a starting point for discussion. Some of the important topics that need covering are:
Housing: Is there enough in your area? Do you think more housing should be built? Do you think this needs to be affordable housing? What size/type of housing do you think is needed?
Jobs: Are there enough local jobs? If not, what jobs would you like to see created? What can be done to protect the existing jobs?
Services: Are there enough GP's, Schools etc? Do you have suitable community facilities in your area such as centres, youth clubs, places of worship, sports facilities?
Transport: Are there any transport issues in your area? Is there a good bus/rail service? Do the road linkages need improving?

How do I respond?

You can run this event yourselves in any size groups of friends, or it can be completed by individual people. I have enclosed one pack for you to look at. If you would like further information, or more copies of the character forms, please visit www.ashford.gov.uk/planitashford or email planit@ashford.gov.uk.

We accept that it may take a little while to get up and running, and therefore we haven't set a particular deadline by which we would like any feedback, but ideally a response by March or April would be useful.

We hope you can participate in the exercise and we look forward to viewing the responses.

What will happen to my response?

All responses will be looked at and common themes will be highlighted. We also hope to report on specific local concerns that will come directly from your responses. The collated feedback will be available for everyone to view on our website.

Return completed sections and the name and address form to: Plan-it Ashford, Planning Policy team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL or by email to planit@ashford.gov.uk

Please ensure completed sections are returned with your name/details form enclosed – Please contact us for more forms if required

Contact Us
Email: **planit@ashford.gov.uk**
Visit: **www.ashford.gov.uk/planitashford**

List of Community, Religious and local interest groups & Schools invited to participate/ requested to participate in Plan-It Ashford

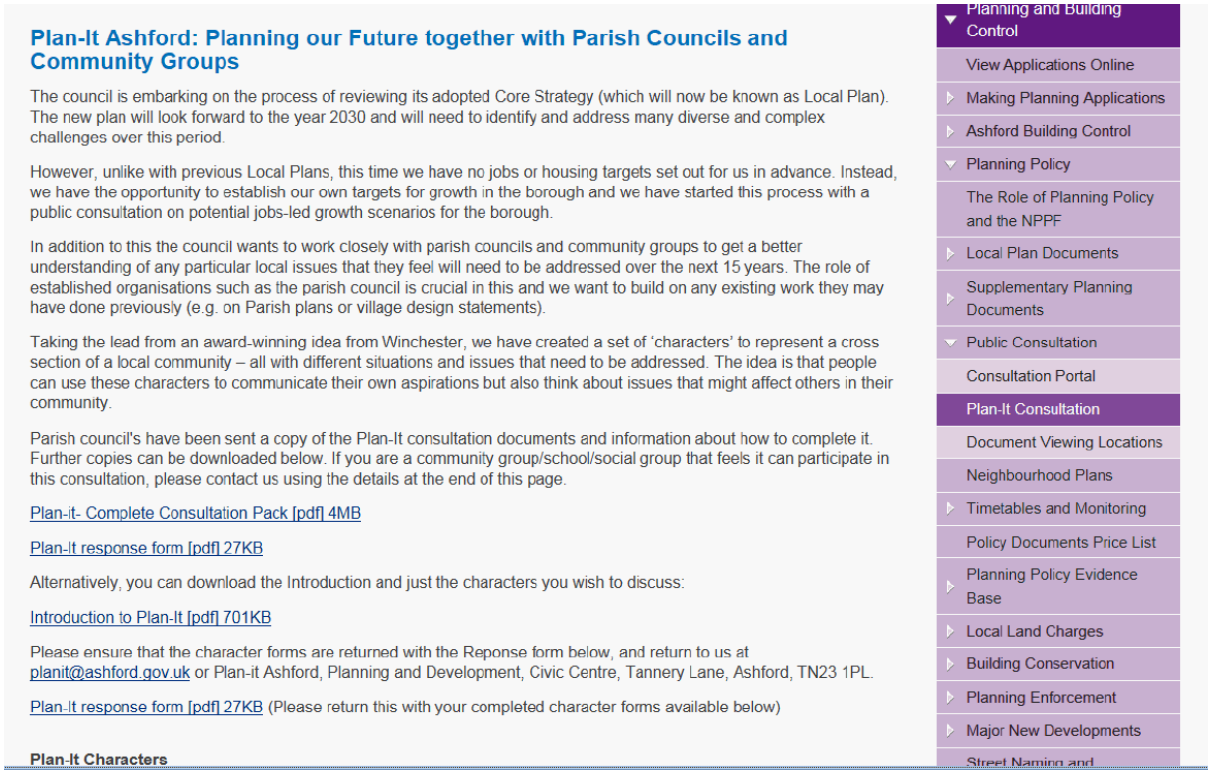
	Individual Contact	Organisation Name
Schools	Helen Semple - director of sixth form	Ashford School
	Mr R W Law	Goldwyn Community Special School
	Mrs S Welch - Head of sixth form	Highworth Grammer School for Girls
	Coordinators of 6th form development	Homewood School and Sixth Form Centre
	Mrs Clerville - head of sixth form	John Wallis Church of England Academy
	The Principal	K College
	Mrs Lesley Ellis	The North School
	Ms Susanne Staab	The Norton Knatchbull School
	David Leddington - Director of Sixth form	The Towers School and Sixth Form Centre
Youth Groups	Marie Boniface	Goat Lees Youth Club
	Jim Winter	North Youth Centre (Youthy)
	Jim Winter	Hothfield (Young Traveller Project)
	Gaelle Jezequel	Sk8side
	Sat Chopra	XC Youth Club
	Trevor James	The Bridge Project
	Tom Pelham	HOUSE
	Tom Pelham	Hang 10
	Andy Richardson	Stanhope Community Action Project
	Jennifer Fothergill	Da Base
	Paul Martin	Willesborough Baptist Church
	Andy and Caron Browning	Singleton Youth Club
	Terri Lockwood	South Ashford Youth Club
		Smarden youth club
		Juicy Grapes
		St Mildreds youth club
		Pavillion Youth Club
		Rolvenden Youth Club
		Highbury Hall Youth Café
		Tenterden detached youth Project
Places of Wo		Ashford Baptist Church

	Ashford Christian Fellowship
Reverend Sheila McLachlan	Ashford Churches Together
Derek Goodwin	Churches Together in Ashford
	Ashford Methodist Circuit
Mrs Stella Pitt	Ashford Quaker Meeting
	Ashford - South Congregation of Jehovahs witnesses
	Bethersden Vicarage
	Cade Road United Reformed & Methodist Church
	Christ Church C of E Church
	Hamstreet Methodist & Anglican Church of the Good Shepherd
	Evangelical Church, Francis Road
Graham Hall	Gateway Church Ashford
	Holy Trinity C of E Church, Charing Heath
	Jehovah's Witnesse Hall, St Michaels
	Kennington United Reformed & Methodist Church
	King of Glory Christian Assembly, Wooten Road
	Mary Magdalene C of E Church, Ruckings
	South Ashford Baptist Church
	St Andrews Catholic Church, Tenterden
	St Eanswythe Church, Appledore
	St Mary C of E Church, Great Chart
	St Mary C of E Church, Hamstreet
	St Mary C of E Church, Littcle Chart,
	St Mary the Virgin, Churchyard Ashford
	St Mary the Virgin C of E Church, Willesborough
	St Mary's Church Kennington
	St Mary Church, Faversham Road
	St Matthews C of E Church, Warehorne
	St Michael & All Angels Kingsnorth
	St Peter & Paul Shadoxhurst

		St Peter & St Paul C of E Church, Charing
		St Simon Stock R C Church, Brookfield Road,
	The Reverend Canon Lindsay John Hammond	St Mildreds Church, Tenterden
		St Teresa R C Church, Maidstone Road
		Stone Church
		Tenterden Methodist Church
		Trinity Baptist Church, Tenterden
		Willesborough Baptist Church
		Zion Chapel, Smarden
	Shafi Khan	Ashford Asian Society
	Celestin Mutabaruka	Bells of Revival Ministries
	Rose Mutabaruka	Chairperson Ashford International Association
Community Forums	Emily Neighbour	Central Ashford Community Forum
	Chris Morley	Kennington Community Forum
	Rev Alan Dinnie	Willesborough Community Forum
	Allen Wells	South Ashford Community Forum
	Rachel Rowden	East Stour Community Forum
Other Organisations	Mr Alan Collado	Sure Start Ashford
	Betty Martindale	Ashford Dyslexia Centre
	Abigail Burt	Azacya Blade Entertainment
	Jennifer Fothergill	Community Answers CIC
	Sally Anne Logan	Ashford Youth Forum Trust
	Lawrie St John	Ashford Access Group
	Cllr Michael Claughton	Chairman of Ashford Access
	Francoise Montford	Independence and Access Matters
	Ms Pauline Horan	Godinton 55+ Club

	Popiraj Rai	Sagarmatha Gurkha/Nepalese Community
	John Rivers	Kent Association of Local Councils
	Michael James	Ashford Community Exchange (run by CASE Kent)
	Mary Muchena	CASE Kent
	Sue Sawyer	Ashford Volunteer Centre
	Sue Ross	Carers Support
	Tim Swansbury	Salvation Army Ashford
	Steve Court - Acting Manager	Bluebells Children's Centre
	Phil Riley - District Manager	Bluebells Children's Centre
	Diana Tritton – Day Centre Manager	The Eldercare Centre (Age UK)
		Ashford Learning Disability Community Interest Company
	Stephen Bell	Kent Children's Fund Network
	Betsy Aidinyantz	Joining Hands Kent
		Home Group
		KCFN
	Elizabeth Collins	Find a Voice & Finding Futures CIC
		Ashford Learning Disability Community Interest Company
		Ashford Learning Disability Community Interest Company
Groups requesting to be involved	Ken Mulholland	St Michaels Community Group

Ashford.gov.uk website Page – Inviting Participants



Plan-It Ashford: Planning our Future together with Parish Councils and Community Groups

The council is embarking on the process of reviewing its adopted Core Strategy (which will now be known as Local Plan). The new plan will look forward to the year 2030 and will need to identify and address many diverse and complex challenges over this period.

However, unlike with previous Local Plans, this time we have no jobs or housing targets set out for us in advance. Instead, we have the opportunity to establish our own targets for growth in the borough and we have started this process with a public consultation on potential jobs-led growth scenarios for the borough.

In addition to this the council wants to work closely with parish councils and community groups to get a better understanding of any particular local issues that they feel will need to be addressed over the next 15 years. The role of established organisations such as the parish council is crucial in this and we want to build on any existing work they may have done previously (e.g. on Parish plans or village design statements).

Taking the lead from an award-winning idea from Winchester, we have created a set of 'characters' to represent a cross section of a local community – all with different situations and issues that need to be addressed. The idea is that people can use these characters to communicate their own aspirations but also think about issues that might affect others in their community.

Parish council's have been sent a copy of the Plan-It consultation documents and information about how to complete it. Further copies can be downloaded below. If you are a community group/school/social group that feels it can participate in this consultation, please contact us using the details at the end of this page.

Plan-it- Complete Consultation Pack [pdf] 4MB

Plan-It response form [pdf] 27KB

Alternatively, you can download the Introduction and just the characters you wish to discuss:

Introduction to Plan-It [pdf] 701KB

Please ensure that the character forms are returned with the Reponse form below, and return to us at planit@ashford.gov.uk or Plan-it Ashford, Planning and Development, Civic Centre, Tannery Lane, Ashford, TN23 1PL.

Plan-It response form [pdf] 27KB (Please return this with your completed character forms available below)

Plan-It Characters

Press Releases and Articles

Media release

Ref No: 0073
Date: 4th April 2013
Embargo: n/a

The communities shaping our plans for the future

Community groups all over the borough have been enthused when contributing ideas that will help to shape Ashford's new local plan.

Ashford Borough Council has been holding sessions with parish councils, community forums and organisations within the voluntary sector since last October as it seeks to prepare the new 'local plan' for the borough which looks ahead to 2030.

So far, 16 meetings have been held with topics discussed including local needs housing, concerns around parking provision and the availability and capacity of local services**.**

Further events are taking place in the coming weeks with the Sagarmatha Gurkha Community meeting the council on Sunday 7th April, the Ashford tenants and residents' panel meeting on Tuesday 9th April and other meetings with more parish councils being arranged.

On the agenda are any particular local issues that the organisations feel will need to be addressed over the next 15 years. Where will your children live, where will they study, how easy will it be for you and your family to seek employment, could you set up your own business in the borough if you wanted to?

Cllr Gerry Clarkson, Deputy Leader for Ashford Borough Council, said: "Getting a better understanding of particular local issues from specific communities could not be more crucial to this process. We want to know what matters to you where you live in the borough. What affects your village, your street and your neighbours?

"We know it is not always easy asking people to look beyond the horizon and think about things that may not affect them now but may affect their families or those who may live in that community in the future, but thinking about planning in its most traditional sense is important in trying to get a complete picture of everyone's needs or aspirations."

The Plan-it idea was an award-winning idea that worked well in Winchester and the council has adapted this by creating a set of 'characters' to represent a cross section of a local community. All of the characters have different situations and issues that need to be addressed. The Plan-it pack, which is available to download from the council's website, helps people to identify with their own situation through the characters shown and also consider the needs of others as part of the planning process.

More information can be found at www.ashford.gov.uk/planitashford

Community groups who would like to take part in this consultation should contact the planning policy team at Ashford Borough Council by emailing planit@ashford.gov.uk

School pupils discuss the borough's future

Pupils from Norton Knatchbull School and planning officers from the council joined forces to explore how they would like to see the borough develop in the future and discuss which aspects were most important in shaping the community of tomorrow.

Thirty year 10 pupils met with planning officers to talk about where they live, before receiving a presentation on the role of planning policy, recent developments across the borough, future plans and the challenges faced as the population grows.

The pupils then went through the Plan-it exercise before providing a presentation on their feedback to Ashford Borough Council (ABC) planners at the event on Tuesday, July 23.

ABC has been holding sessions with parish councils, community forums and organisations within the voluntary sector since last October as it seeks to prepare the new 'local plan' for the borough which looks ahead to 2030.

The Plan-it idea uses 'characters' to represent the borough's population, with each of them having different issues that need to be addressed.

Cllr David Robey, portfolio holder for planning, said: "With the new emphasis on 'localism' there is now a greater opportunity to shape the future of our communities and neighbourhoods together.

"By reaching out to community groups young and old as well as parish councils, residents, local businesses and the voluntary sector we are gaining a valuable insight into the things that are important to our community as we shape our policy plans."



Cllr David Robey

Kentish Express – 13th September

CONSULTATION ON BOROUGH'S FUTURE TO BE BASED ON FICTITIOUS FIGURES

Cartoons aiming to add character to local plan

by James Scott
jscott@thekmgroup.co.uk

A SERIES of cartoon-like characters are being used to engage community groups and parish councils in the consultation process for the new "local plan".

Ashford Borough Council has drawn up characters as part of the Plan-It consultation to encourage people to help shape the local plan, the council's vision for planned growth for jobs and housing up to 2030.

The figures, representing a cross-section of society, will be used to generate a wider and more representative view of the issues facing residents over the next 15 years.

The Plan-It characters include Sarah, a single working parent; Joe, a small business owner; the Browns, a family of four; Asha, a 16-year-old college student; Davina, an architect in her 30s who lives with her parents; and a retired couple called Lionel and Lillian.

For each character, people are being asked to comment on what their aspirations are, what issues they face and how Ashford Borough Council can help address those issues. People taking part in the consultation are also encouraged to create their own character if they feel there is a character type from their community which is missing.



Community groups are being invited to create their own characters to highlight issues they would like included in the Local Plan



The council's planning policy manager, Simon Cole, said: "The characters are meant to represent a very broad cross-section of the kind of people you will find in a community.

"As a planning authority we want to try and capture how these different groups see themselves and see their aspirations being resolved over the next 15 years."

Copies of the Plan-It consultation documents have been sent to various parish councils and community forums.

They can also be found at www.ashford.gov.uk/planitashford

For more information or to take part in the consultation, call the planning policy team on 01233 330229 or email planit@ashford.gov.uk

What do you think? Write to Kentish Express, 34-36 North Street, Ashford TN24 8JR, or email kentishexpress@thekmgroup.co.uk

'We want to hear from community'



The council's deputy leader, Cllr Gerry Clarkson, pictured, said: "We want to hear from parish councils and community groups on their views on the big planning issues facing the borough, but want to work closely with them to get a better understanding of any particular local issues that will need to be addressed over the next 15 years.

"It is not always easy engaging people to think about the longer term, especially those who have not traditionally got involved in 'planning' issues, but doing so is important in trying to get a fuller picture of everyone's needs or aspirations.

"Taking the lead from an award-winning idea from Winchester, we have created a set of 'characters' to represent a cross-section of a local community – all with different situations and issues that need to be addressed. The idea is that people can use these characters to communicate their own aspirations but also think about issues that might affect others in their community."

iii. Schedule of Plan-it Events Held

Day/ Date	Organisation	Type of Plan it Event
03/10/12	Willesborough CF	Introduction
16/01/13	Chilham Parish Council	Introduction & Post it note exercise
29/01/13	Central Ashford Community Forum	Introduction & post it note exercise
13/02/13	Shadoxhurst Parish Council	Introduction
18/02/13	Willesborough Community Forum	Introduction
21/02/13	South Ashford Community Forum	Introduction
06/03/13	South Ashford Youth Group (Hang 10)	Full workshop
08/03/13	Ashford District Partnership Group (Families and carers or children with disabilities)	Full workshop
11/03/13	Rolvenden Parish Council	Introduction
14/03/13	HOUSE Youth Club	Full workshop
15/03/13	Egerton Parish Council	Introduction
20/03/13	Mersham Village Alliance	Introduction
20/03/13	Newenden PC	Introduction
25/03/13	Stanhope Parish Council	Introduction
26/03/13	Central Ashford Community Forum	Full workshop
27/03/13	Ashford Access	Introduction
27/03/13	Willesborough Community Forum	Full workshop
07/04/13	Nepalese Sagarmatha Community Group	Full workshop
09/04/13	ABC Housing Tenant and Residents Panel	Full workshop

Day/ Date	Organisation	Type of Plan it Event
30/04/13	Kennington Community Forum	Introduction
13/05/13	Boughton Aluph and Eastwell Parish Council	Introduction
20/05/13	Great Chart/Singleton Parish Council	Introduction
28/05/13	Kennington Community Forum	Post it note exercise
11/06/13	Hastingleigh Parish Council	Introduction
20/06/13	Brook Parish Council	Introduction
03/07/13	Hothfield Parish Council	Introduction
10/07/13	Smeeth Parish Council	Introduction
23/07/13	Norton Knatchbull School	Full workshop
14/09/13	Kennington Community Forum	Full Workshop
24/09/13	Smeeth Parish Council	Full workshop and drop in session
12/10/13	Westwell Parish Council	Full Workshop
12/10/13	Hothfield Parish Council	Full Workshop

Selection of Photographs from the events:











Presentation given to Norton Knatchbull School and Others

11/01/2017

Plan-it Ashford
Planning our future together

Norton Knatchbull



'Plan It' Workshop

- Planning Policy
  - What is 'Plan It', why are we here?
  - What's happening in the Borough?
  - Exercise 1: Likes and Dislikes
- Understanding the Borough
  - Trends, changes, facts
  - Question and Answers
- 'Plan It' consultation
  - Exercise 2: Group discussion - What do you th[illegible]
  - After Break: Your presentations

What we hope you get from today…

- Tell us what YOU think - 'Plan It'
  - What you like and dislike about the Borough
  - Future needs of residents
- But also..
  - Think about the borough in a new way
  - Find out about what Planning Policy do
  - Think about the requirements of different people

What do Planning Policy do?

- Policies on issues which affect the borough now and in the future - housing, jobs, retail, recreation, transport, environment

…but what is 'policy'?

- a course of action to guide or determine decisions. E.g.
- *'Vicarage Lane car park should be redeveloped for a mix of uses, including residential and retail…'*

What do Planning Policy do?

- Respond to change - *how can we develop policies which influence things for the better?*
- Develop policy documents which set strategy for the next 15 years
- Evidence and Facts
- Residents' opinions (Plan It)

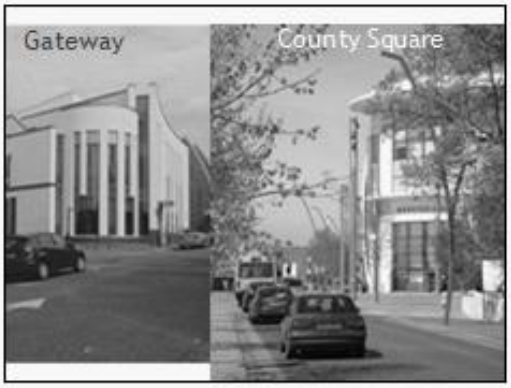


What's happened so far….

2001 - 2012
- 7,093 new homes; Repton Park, Park Farm, Singleton
- 7,600 new jobs

Infrastructure
- High Speed 1
- Junction 9
- Shared Space (- 41% accidents)
- Victoria Way











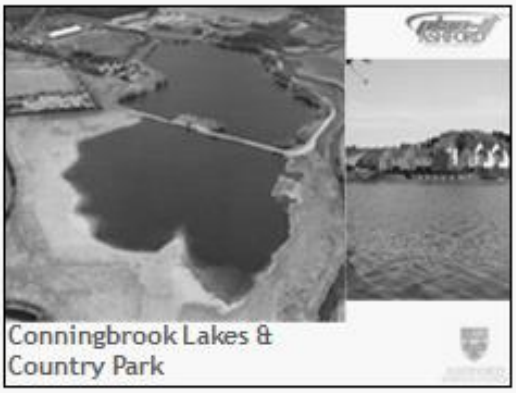
In the Pipeline...




Commercial Quarter


K College


John Lewis at
home


Conningbrook Lakes &
Country Park


Chilmington
Green


Charter House
'The Panorama'

Local Plan 2030: 'Plan It'

- Sets out strategy & policies for the Borough
- Where will the houses go?
- What roads and public transport will we need?
- How many schools?
- How do we meet needs of different age groups?
- How will these needs change over time?
- What are the priorities?
- 'Plan It' Consultation - what do you think?

Exercise 1: Likes and Dislikes

Use two post-it notes to jot down:

- 3 things that you LIKE about the Borough
- 3 things you DISLIKE

- 5 minutes

Understanding the Borough



What is the population of Ashford Borough?

A: 201,300

B: 50,600

C: 118,400

D: 393,200

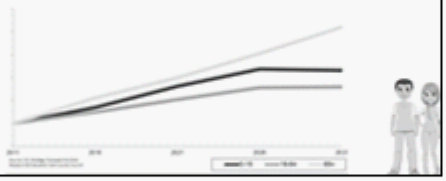
Answer

- **C: Population 118,400**
- 47,787 households
- Same population density as Switzerland and Nigeria



Growing Population

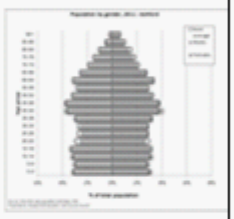
2001: **102,700**
2011: **118,400 (+15%)** 2031: **170,100 (+44%)**



Responding to change

Demographics -

- Growing
- Ageing (65+ 84% increase by 2031!)
- Increasing proportion younger people
- Diverse – Nepalese, Polish, French



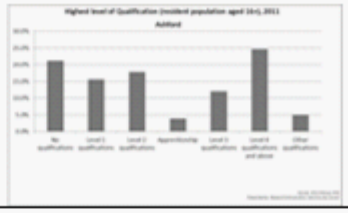
Health

- Life expectancy higher than England average (M: 81; W: 84).
- 'SU1 mens' life expectancy is 5.3 years lower in most deprived areas compared to least deprived areas
- ...and by 3.5 years for women



Other Issues

- 194 homeless households (2011 census)
- More affordable housing
- Higher proportion of residents with low/ no qualifications than South East



Your Feedback

Questions

How do we plan for these issues & changes?

We need your help!

- We are now starting to prepare a new plan for Ashford called the Local Plan to 2030
- The new Plan needs to:
  - Create and maintain great places to live
  - Plan for jobs, services, housing
  - Ensure the environment is protected

Exercise 2: Plan It - what you think

- **Tell us what you think!**
- **Characters with different situations and needs**
- Use these characters to tell us what you want
- Also - think about what might affect others in your area in the future e.g. homes, jobs, health & community facilities, transport links, education

The Characters



ASHA
- 16 Year old Student
- Lives with parents
- Intends to go to University



SEAN
- 22 years old
- Has a degree but is unemployed
- Wants his own house

The Characters



THE BROWN FAMILY
- Mr Brown works full time in Maidstone
- Mrs Brown works part time in Town
- Own a house on a new estate
- 1 child at secondary school
- 1 child at primary school

LIONEL AND LILLIAN
- Retired Couple
- Live in Village
- Look after grandchildren
- Only Lionel drives



The Characters

JOE
- Businessman
- Works in Ashford but lives elsewhere
- Looking to expand his business



SARAH
- Single parent
- Works part time in Ashford
- Child at nursery
- Does not own a car



Workshop Discussion

- 5 groups
- 2 characters per group
- Discuss what the two characters' needs are over the next 5 – 10 years, using the questions on the sheet in front of you
- Write it down – presenting back

Characters – Three Questions

1. What are [character's name] aspirations over the next 15 years?

2. What are the issues [character] is facing that need to be addressed?

3. How can we address these issues?

Posters used at Workshops (In addition to Character Posters and Plan-it Packs)

Jobs, Training and Education



JOBS

- What types of job sectors need to expand in Ashford?
- Where should new jobs be focused?
- Rural economy

TRAINING/EDUCATION

- Schools/colleges
- K college
- New colleges/schools needed?

HOUSING

What areas in Ashford need new homes?

Town
Urban
Villages

What type of housing is needed?

Local Needs/Market
Independent/supported
Flats/bungalows/houses
House size (1 bed-5bed?)







Getting Around

What's working well?

What can be improved?

Public Transport
Bus stops
Bus routes
Trains



Cyclepaths
Footpaths
Car travel
Roads



Your Community

Local Services & Shops



Healthcare
Doctors/ Hospital
Other health services





Safety/fear of crime
Street lighting
Design of new places
Improving existing areas

Social facilities
Play areas/open spaces
Sports facilities
Community/social centres
Restaurants/cafes/pubs
Entertainment –
Cinema/Theatre





iv. Summary Reports of Plan-it Events

a) Independence and Access Matters

Written Response

A written response was sent by this group. A summary of responses in relation to the characters is as follows:

Asha:

- Local (well paid – skilled) Jobs – attract businesses
- Affordable housing
- Good and affordable public transport – especially in villages
- Safe network of cycle routes

Davina:

- Affordable family housing
- Local job – skilled and well paid
- Affordable childcare
- Social facilities needed such as theatre and music venue
- More coffee shops and community venues needed

Lionel & Lillian:

- Good, reliable and regular public transport
- Local shops ie a post office
- Local healthcare services
- Social facilities such as theatre and cinema and more restaurants
- Safe environment – minimal crime and well maintained public footpaths
- Reduce traffic speeds and improve roads

Joe:

- Reliable and reasonable priced public transport for staff
- Lower fuel costs
- Well trained staff – therefore need suitable housing and social/community facilities to attract them to the area.
- Keep recreational and open spaces open and well maintained
- Create new leisure facilities
- Invest in town centre
- Build of brownfield sites before Greenfield

Sarah:

- Reliable public transport
- Support Local and town shops
- Affordable children's facilities/childcare
- Good schools

Brown Family:

- Good schools
- Skilled employment options
- Job security
- Safe places for recreation and cycling
- Build on brownfield sites

Own character: (Disabled, Married, Retired, not able to drive)

- Socialise locally
- Provide good, regular, accessible public transport to local shops, town and the hospital
- New facilities in town such as theatre, restaurants, independent café's in villages
- Hospital should be able to deal with all patients and provide free parking, not transfer to other hospitals, as this makes transport expensive and difficult for disabled who cannot drive.
- Local surgery has no public transport – should be closer or provide transport
- Grass verges, footpaths and roads need to be well maintained
- Improved cycling facilities
- Build on brownfield land before Greenfield land
- Reduce traffic speed in villages

b) Charing Parish Council

Written Response

Dear Mrs Austen,

Thank you for your response to the Plan-It Ashford consultation received on 5th February.

I'm sorry for the delay in responding to you. We have collated all responses received, and have summarised the useful comments you provided relating to Charing and the Plan-it characters below:

Sarah:

- Own her property – Affordable
- Work full-time – create jobs and assistance with childcare
- Improve Public Transport links

Joe:

- Able to expand his business to create more jobs
- Receive incentives for taking apprentices
- Receive assistance with training his staff
- Create new (affordable) recreational and sports facilities in rural areas

Brown family:

- Improve public transport links
- Retaining / improving open and recreation spaces
- Create more job opportunities in Ashford
- University Places needed
- Affordable housing for children when older

Asha:

- Providing good colleges/university options
- Creating safe cycle paths in popular areas
- Affordable housing
- Improve Town Centre nightlife (restaurants etc)
- Good places for shopping (Improve retail offer)

Davina:

- Affordable Housing – more housing will attract more businesses
- Public Transport – reduce cost
- Create more entertainment facilities in the borough (restaurants)

Lionel and Lillian:

- Ensure provision of rural shops and GP surgerys
- Providing affordable housing in the village
- Good public transport links
- Recreational facilities for children
- Ensure elderly can stay in own home

Create your own (20 year old in village)

- Provide local affordable housing in village (Low cost/part buy etc)

c) Ashford District Partnership Group

Full Workshop

The ADPG is a community group for people with a learning disability, parents, carers, friends and other community groups, voluntary organisations and professionals working together to improve services for people with a learning disability and their families in the Ashford area.

A full Plan It event was held and facilitated by planners Carly Pettit, Katy Wiseman, Brenda Fazzani and Jennifer Shaw from ABC Housing. Approximately 30 people attended, largely adults with learning disabilities and their family members and carers. The participants also included representatives from carers organisations, social services, councillors, and from K College.

Due to the nature of some of the participants' learning and physical disabilities, this Plan It workshop was run in a topic format which was felt to be more appropriate and easier to understand. The four topics were: Housing; Getting Around; Jobs, Training and Education; and Your Community. The participants were split into 4 groups of between 5 and 8, and moved around each topic in turn. A summary was given at the end of the common themes and ABC informed that they would return later in the year with an update. A summary of each topics feedback was sent to the group. Many issues were raised that were useful for the Housing department and Jennifer Shaw who recorded these. Other topics relating mainly to public transport will be fed through to the relevant organisations.

The write up of the topics at the event is below:

HOUSING

Supported/Independent Living:

- Independent Living in a group of flats with 24 hour support (not necessarily on-site but on call) with facilities for overnight visitors. Designed to reduce crime/fear of crime.
- Residential supported housing needed for people with substance misuse problems
- Residential housing needed for people with more complex needs - located with independent living, will provide flexibility and access to support services in one place
- More information needs to be available about where people can go for housing advice and how the housing register works (points/bands)
    - Easier to understand – no jargon
    - More friendly faces
    - Raising awareness of where to go

    - ‘Drop ins’ for housing advice at local centres
- Needs to be more rural housing options so people can live independently but stay near family (due to dependency on carers for transport to activities)
- Care managers need to work with families for future long-term housing plans – especially where living with parents
- Shared housing with support – issues such as :Compatibility of sharers, Level of support offered, Located near amenities and buses etc

Borough Housing:

- Bring all empty homes into use
- Use empty office blocks for residential (eg Charter House)
- More family homes needed and smaller homes for downsizing (the smaller housing needs to be an attractive option and incentive)
- Provide churches/places of worship for residents

Design of Homes:

- Adequate parking spaces
- Pavements should be designed for ease of access
- Downstairs toilet
- Level access
- Wheelchair accessible wet rooms
- Fire alarms/ smoke detectors/sprinklers built in by developers
- Heights of kitchen units, sockets light switches should be assessed for accessibility for wheelchair users.
- Gardens are important

Other Issues raised:

- Graffiti, Hate crime
- Engaging with community warden
- Feeling safe at home
- All homes should be able to access entertainment/shops/banks/public transport.
- People should feel safe- reduce the fear of crime

YOUR COMMUNITY

Group 1

- More community police presence – Willesborough / The Limes
- There’s no feeling of community
- Special needs block in The Limes, in middle of housing development sometimes get picked on by school children
- Behaviour on school buses is not acceptable
- Sometimes hard to access room space within GPs, for services to use
- Bridge along Elwick Road – lack of street lighting at shared space section
- International Station along to the Stour is not safe to walk along on your own, crossing over from the International Station to the footpath is an issue.

- William Harvey Hospital – buses only run till 9pm, after that you need a taxi,
- Cost of parking at the hospital
- Underpass on pathway near Asda is always flooded
- Town shabby – no pizza hut, blockbusters etc. empty shops
- Does the Council charge too much for business in the town centre, rents of buildings.

Group 2

- Pleased with location of healthcare, GP
- Prefer the day centre within the community rather than having to travel to the Gateway.
- Health and Safety – can only push wheelchairs once you have had training, this has taken independence away from some people with special needs that enjoy pushing their friends around the local area where they live.
- The security of Limes play space is an issue – graffiti
- Cycle parking security at the Limes is an issues
- Should have easy read cycle signs – lower, larger wording
- Cycling clubs for disabled would be good
- Would like white lines on the edge of paths for partially sighted.

Group 3

- Maintenance of street lighting – lighting not always on
- Safety of Victoria Park even in the daylight
- Safety of streets at night, fear of crime anti-social behaviour
- There's no community, no community centre, Brookfield Hall gone, now a co-op shop
- Open spaces under threat from development
- Open spaces are valued by the community within the urban area
- Park Farm – play recreational area very good
- Nothing for older children to do, Stanhope, Park Farm
- Shops closing in the town centre
- Safe crossing place needed between International Station and the Stour, to get across the road.

Group 4

- No special play areas for disabled children, sensory gardens
- Outdoor gyms
- Level of care for people with learning disabilities, i.e. from doctors
- Not enough dentists locally, have to travel to Folkestone, Canterbury
- Street lighting – KCC will start to switch off street lighting in under-utilised areas from July (to save energy) – important that lighting remains on the footpaths
- Zebra crossing needed outside disabled residences

- Café/restaurant – run by disabled people
- Grosvenor Hall – very good facilities

TRANSPORT

Buses

This topic was one of the main issues raised during these sessions. The main comments being:

- No bus to Eureka/park cinema that allows people to go out in the evenings – last bus is at 7.30pm
- No bus to Julie Rose Stadium to enable people to take part in the disability Athletics/wheelchair racing
- Town centre should have a bus station like it used to have – should be near the train station
- Buses should have more designated lanes so they are not stuck in traffic
- Particular issues relating to the capacity on the bus service in south Ashford/Stanhope – buses are often full or there is no space for people in wheelchairs/with other disabilities.
- Bus stops are not always suitable for people with disabilities – no footpath in villages at some stops, or no crossings nearby (eg A20 – Mersham etc)
- Some bus stops hindered by cars parking on them or on footpaths near to them
- Buses should have more spaces for disabled users are priority seating/areas – some buses are so full that disabled users have to wait for another bus
- Not very good evening or weekend bus services for people – particularly in villages
- Free bus passes only start at 9.30. This causes issues with people being able to use services in particular getting to hospital appointments.
- One suggestion made was that if you have a hospital appointment letter the bus driver should allow you on the bus at any time with your pass.

Cycle Paths

- Most agreed that these were very good in Ashford but needed joining up in certain places to create a full loop. Some particular areas identified between Asda/Newtown
- Need to be better maintained – litter and overgrown on some
- Should be separate lanes for pedestrians and cyclists in all places
- One suggestion that the signs on cycle and foot paths should be larger and more frequent with land marks identified and time, rather than distance eg. Ashford Gateway – 500m – 10 minutes slow walk

Car Travel

- Parking costs in Town centre are too high
- Taxis are improving service with more accessible cars but needs improving further. They are too expensive for people to use a lot
- Road surfaces need improving – pot holes etc

Pedestrian Footpaths / Crossings

- A pedestrian crossing is needed opposite the underpass in Newtown (Newtown Road)
- The pedestrian crossing between the station and Stour centre is unsuitable for pedestrians/wheelchair users. The crossing is very close to the roundabout, which is busy. People do not feel safe crossing here and sometimes go around and down Tannery Lane. This is a very important issue.
- Some footpath surfaces need improving to assist wheelchair/buggy/partially sighted
- Footpaths should have a line along the edge so partially sighted know where path ends – a colour rather than white as road markings are white.
- Shared space is not good for people with disabilities, in particular those that are slower moving ie in Wheelchairs, or partially sighted etc. Many people said they now avoid that area as they do not feel safe crossing the road. Suggestions for improvements were:
- Improved signage for cars so they know its shared space
- Pedestrian right of way
- Reduce speed limit further
- Improved zebra crossing markings (for car drivers and pedestrians to be able to see clearly)

Trains

- Train travel very good overall
- Only suggestion is that more lifts are needed on platforms (if lift is broken people have had to get a different train out of that station and then back again to arrive on a station with a lift that works)
- Sometimes the trains are too crowded and people do not feel safe.

Other issues

- Lots of cars parking on pavements/verges or across peoples driveways in busy areas such as Francis Rd – where people park to walk to town/station
- New developments should have more parking spaces designed in
- Bridge over to Eureka park from sainsbury's is not safe enough. Needs netting or cover to encourage use.
- Carers support identified that they have a mini bus can be hired for use at a cost.

JOBS TRAINING AND EDUCATION

Conclusions

- There is training on offer but some of it is expensive. It is not always accessible.
- Work experience isn't always enough to give people the confidence they need to take up employment.
- Getting paid employment is very hard. Only 1 person was in paid employment and that was at the Government funded 'Voice for Kent'
- KCC's Kent Supported Employment gives training e.g. travel training and work experience but lack of confidence and loss of benefits militates against.
- 2 men were employed by Wood Wares were proud to be part of this but they did not get paid for it.
- Travel to work is difficult as bus passes only apply after 9.30am.

d) Newenden Parish Council

Introduction Meeting

Ian Grundy (IG) attended a meeting of Newenden PC on the 20th March with Councillor Mike Bennett.

IG outlined the current position on the review of the Local Plan/Core Strategy and the current policy position in the Core Strategy and the Tenterden and Rural Sites DPD and also explained the Plan-it consultation process we are undertaking.

Newenden are keen as a PC to see some limited, small scale development in Newenden. Two possibilities are:

- Infilling development under TRS1 – they are currently excluded from this policy and hence there is no development – they see some opportunities for infilling in the settlement and their inclusion in that policy would enable that to happen.
- Local needs housing scheme – this would provide some housing for local people but would be dependent upon a suitable site being available.

They have prepared a Parish Plan – on this basis and the fact that it was based on a detailed questionnaire to all residents we did not think there was need to do the Plan-it exercise.

e) Egerton Parish Council

Full workshop

Well attended by at least 50 people, event ran from 6pm to 9.30pm.

The Parish Council had organised several questionnaires and were also collecting responses from the people at the meeting on topics such as housing, recreation, transport, utilities etc

People were interested in Plan it Ashford and all the Plan it Packs were handed out to people who were involved with groups such as WI, over 60s, gardening, the Vicar who has 7 churches, and in two cases, people who wanted to take part as a group of neighbours or friends.

From talking to people, several themes emerged:

Transport
Transport is the main issue. People without cars feel isolated. The doctors are at Headcorn and Charing but you can't get a bus to Charing.

The bus service goes to Ashford 1x a day also buses to Maidstone. Ashford bus does not run at weekends.

Young people get a freedom pass but once they get to 16 they have to pay £500 a year for it and this is far too expensive. One lady's daughter is going for interviews to sixth forms but can only get there if her mother takes her, she would like to be able to let her go by bus.

Several people remarked on the higher cost of parking in Ashford. Once in their cars they prefer to go to Maidstone because the distance is the same but parking is cheaper.

No buses go to Pluckley but it later emerged that the Ashford bus goes via Pluckley.

There used to be a post bus that picked people up but that has been scrapped. Supermarket buses would be welcomed; one person had written to Sainsbury about this but got no response.

Suggestion from 1 person who had been to Norway and noticed that the busses came back to the village at night and were ready for the early morning run so that people could get to work.

Employment
The people who discussed this with me seemed to think that they are quite well served with local employment opportunities. The Farms that have developed industries are quite prevalent in the area. Saracens Dairy, Pivington Mill, Smarden Industrial estate etc.

Housing
Several people spoke about the need for specialist housing for the elderly and of course the lack of affordability of housing for younger people.

Gypsies
Concerns were expressed about the number of gypsy sites nearby. People were concerned that the village would become like Headcorn where there has been a notable increase in gypsy sites over recent years.

The 'religious' festival at (Brockton Farm Paddock) apparently caused major problems in the neighbourhood especially of waste being dumped over the bridge and onto farmland. All those I spoke to agreed that allocated sites were essential but cautioned over the opposition they are likely to provoke.

Education
Egerton has its own primary school and this attracts pupils from a wide area not just the village. Secondary schools are available in Ashford and the system appears to be satisfactory apart from the fact that transport to 6th form colleges etc is expensive especially for anyone with twins or more than 1 child attending 6th form or college education. It is just not affordable for some families.

Community
There is a good number of clubs and societies and the Parish Council appear to be very pro-active.

f) Hang 10 – South Ashford Youth Group (11 – 14 year olds)

Full Workshop

Thing/ facilities the Young people would like:

- More play areas wanted, both locally and in the Town Centre (including sports pitches, equipped play, skatepark, Basketball)
- Better range of facilities wanted as too often they cater to one age group.
- Better management of play areas wanted as the older kids tend to hog most of the equipment / areas and the younger ones can't play. Also more variety in the play areas – slides, swings and roundabout. Play logs should not be wobbly
- Place to cook / bake so they can hone their skills
- More diving boards in the Stour centre are needed
- Would like more places in Stanhope to hang out in the winter months
- Need more youth clubs
- More shops in the town centre
- Need more activities for the winter months
- Basketball hoops
- Swings at York park
- Upgrade Ashford boxing club

Things young people like about Ashford currently

- People have a negative view of the town centre
- Many children liked Ashford and imagined living here in the future
- also like the town centre
- Outlet is good – no pubs which mean nicer people /atmosphere
- Most children stated that they tended to go to the Town Centre to shop rather than the outlet or other areas
- Like the youth club a lot and would like it to be open longer and more days, including at the weekend
- Would like a graffiti wall for local people – want a space one for boys and girls
- 3 g facilities are great
- Like McDonalds
- Like the town centre, can meet up with your friends
- Like the fact we are a growing town with more to do and more becoming available
- Like the shops
- Like the skatepark

Things the young people do not like:

- Town Centre doesn't feel safe

- Lots of drunk people seem to be in the Town Centre
- Nice people live in the area
- Town Centre needs more places and better places to go
- Areas of South Ashford are intimidating for young girls due to groups of boys hanging around

g) House Youth Club (13-19 year olds)

Full Workshop

Transport

- Buses are good to Eureka Park and the cinema.
- No direct routes from Kennington.
- Buses don't run late enough so you can't get home from a night out
- The paths are good in Ashford to walk around the town
- Cycle paths are not consistent, i.e. swop over from cycle to pedestrian lanes
- Need cycle paths along main routes

Housing

- House prices to expensive
- More local needs housing needed
- 'Stolum' which is place where young people (aged 16-25) can obtain housing advice, is felt to be extremely useful.

Education

- Aspirations: One young person wanted to be a mechanic
- Training to be a plasterer at K College
- Training to be a hairdresser at K College, also self-employed
- More apprenticeships – music (guitar, bass, drums, piano)
- Had to give up college, couldn't afford cost of equipment and travelling to Canterbury.
- Would prefer to have a college locally.

Employment

- All entertainment shops closing – blockbusters, pizza hut, HMV
- Don't want Ashford Town Centre to become a ghost town
- See Ashford as a bit of a commuter town
- Pay low – no well-paid jobs in Ashford
- More affordable shops needed
- Want independent shops
- Primark would be good in town – cheap clothing
- More jobs needed (both full and part-time) *this was a priority for many of the young people.
- Need more culture than business, i.e. want independent shops
- Need Higher Education (University places to get a proper degree)
- Young people want to have jobs in music

Facilities

- Not good for night life – too expensive
- Not enough pubs
- Would like a grown-up park in Ashford– i.e. rock climbing wall, horse riding
- Creative workshops
- ‘House’ should be open more regularly
- ‘House’ great place to hang out / meet people
- Would like a Youth Centre like ‘HOUSE’ in Kennington

Other

- Doesn’t feel safe at night in Ashford
- Like Ashford, nice people / friends

h) Central Ashford Community Forum

Full Workshop

Summary of views gained about local area

The following provides a summary of the outcomes from group discussions carried out at the Central Ashford Community Forum Meeting on Tuesday 26th March 2013. Simon Cole introduced the Plan-it format and participants were organised around four tables, one for Town Centre issues, one for transport and parking issues and the other two tables could choose to consider the needs of the Plan-it characters or generally discuss future aspirations/needs of their area.

The main comments gained from the evening are set out below and have been summarised into key themes that emerged through the discussions. The full list of comments is provided in Appendix A.

Transport

- A centralised bus / taxi station was suggested, which could be located opposite Debenhams, the station or within the ring road.
- It was felt that better public transport links were needed linking out of town shops and services, with more buses available. An orbital bus service was suggested.
- It was felt that later bus services were needed with 'express' services into the town centre.
- A bus stop was needed at Repton Park (near site entrance off A20)
- Pedestrian crossings should allow enough time for elderly and disabled people to cross the road.
- Signage in the town centre is generally poor, pointing the wrong way, out of date, difficult to interpret. Need to signpost the Town Centre from further out of town, e.g. Eureka.
- More cycle paths needed on the main routes (some cycle paths come to an abrupt halt). Conversely, some people felt that the cycle routes are good and there is safe cycle storage in the town.
- Deliveries to businesses within the town centre is seen as an issue as they temporarily block the road, 20 minute stop over for deliveries only was suggested.
- Drovers roundabout malfunctions, disappointed no blossom trees
- Other than the 'school run', town centre has no real congestion, especially compared to Maidstone and Canterbury
- Out of hours parking in High Street an issue, boy racers use the roads which should be just for emergencies.

Parking

- Some people felt that there was a need for new cheap, accessible parking to serve the town centre, land along Elwick Road was suggested. This location was also suggested for temporary parking to support the town centre.
- It was felt that there was not enough parking for residents in the town centre, especially for visitors or families with more than one car.
- General perception that parking is charged in the evening in Town Centre car parks, (better signage, marketing needed as it is actually free after 6pm).
- It was felt that new homes were being developed with inadequate parking provision.
- More parking for the staff of businesses needed.
- Parking spaces in the town centre are too dispersed. Signage on the ring road stating number of available spaces at the town centre car parks would make it easier for visitors to locate a parking space
- Parking and accessibility are key issues for the Town Centre. At present the difficulty accessing the area for cars and cost of parking is stifling growth – also encourages more movements out of town.
- The multi storey car parks are closed at night
- Need to plan for future parking needs as Ashford grows, i.e. Charter House
- Parking charges in town centre disincentive compared to out of town parking
- Park and Ride not supported – town centre needs to be bigger first
- St. John's Passage link from Vicarage Lane is an intimidating atmosphere especially at night.
- It was felt that cycle paths were pretty good, but there is a missing link near to Batchelors that needs addressing.
- Bike racks in Town Centre (good use to replace the super loos that are going)

Housing

- High quality flats with lifts needed in town centre
- The ability to stay in your own home was important, adaptable properties which can accommodate stair lifts, grab rails, disabled facilities
- People felt that there should be a choice of local housing, with a quantity of affordable housing. However, some felt that housing was affordable in Ashford.
- No more urban sprawl

Facilities

- People felt that there was not enough facilities for expected increase in population i.e. hospitals, schools, doctors, dentists, shops, educational (colleges, university) jobs particularly when looking at grandchildren etc.
- More open space was wanted in suitable locations

Town Centre

General

- Many people liked living in the town centre but acknowledged that it has many issues, including a poor image.
- Ashford needs a niche market to attract tourism – needs an attraction such as a railway museum (with engines, like York)
- People felt that the town centre needed a deep clean, and smartening up, need to sort out the rats and seagulls, bad signage and street clutter, a need to make Ashford town centre more attractive. Should utilised heritage and historic features which are very attractive, a need to protect church views.
- It was felt by some that the town centre was spread out and dispersed and it would help if the Town Centre could be zoned into uses, i.e. Lower High Street Cafes, Retail at the core, a masterplan needed, could be colour coded to make interpretation easy.
- It was felt that the uses within the town centre could be more diverse; people like to do a number of things on a visit, shop, eat, play and socialise.
- The town centre has poor entrances, both at street level and along Elwick Road with buildings that have been vacant for a long time.
- People generally felt safe, but the atmosphere at night can be uneasy, and there was a lack of police presence.
- Some people felt that there was not much of a buzz in the town centre
- There was concern that brownfields were not being utilised, i.e. John Lewis located on greenfield where's the incentive to located to Elwick Road.
- High quality design important

Outlet

- People felt that the outlet and out of town shopping was having a detrimental impact on the town centre, locations were easier for people to get to and park
- Conversely, some thought we shouldn't try and influence the market and that out of town is fine. The Town Centre should find ways to adapt and generate the shops and services that work to complement out of town uses
- Links between the railway station, town centre and outlet need to be more appealing

Facilities

- More restaurants/leisure/culture (specifically a cinema and theatre) uses needed in the town centre to provide more choice and attract more people
- A mid-summer festival around a theme was suggested that could cover two months
- Evening economy needs focus to provide quality venues that stay open later into the evening
- Suggested good locations of play areas included Vicarage Field, Queen Mothers Park
- Activities for under 5s needed within the town centre

- People felt that there was nothing to do in Victoria Park, and it was felt unsafe, suggestions were model boating lake, pitch and putt, adult gym equipment.

Shops

- Ashford was considered a commuter town so people don't spend money in the shops, lack of footfall.
- Late night shopping suggested, shops could stay open later i.e. DVD and book shops
- Business rates need to be reduced if the town centre is to survive. Far too high at the moment which deters the market significantly.
- Some people wanted to see the market back in the town centre
- An issue for the Town Centre could be the governments proposals for permitted development for office to residential
- People wanted to see more independent shops, more events inc. Sundays in the town centre
- Something needs to be done with Park Mall to make attractive

Street Market

- Some felt that a variety of market stalls was needed. They also felt that the existing market stalls were too large. They suggested free market stalls for small businesses, start-ups, i.e. jewellery, boutiques, farmers market.
- The quality of the market stalls was considered important and could be a tourist attraction.

Other

- Having a balanced community with a mix of ages, demographics was considered important
- A community spirit where people felt safe was important
- More street presence with Policy Community Support Officers
- Some areas of river was full of rubbish, such as back of Mill Nightclub

Town Centre (overview)

- More restaurants/leisure/culture (specifically a cinema and theatre) uses needed in the town centre to attract more people and different types of people
- Before we plan the Town Centre we should address the problems:
    - Lack of shops
    - Seagulls
    - Rats
    - Poor image
    - Lack of police presence
- Understanding land ownership is key to determining the future of the Town Centre – lack of control in key areas to promote what we want

- Town Centre should have clear zones and character areas for example:
    - Lower high street area could promote a sort of café culture
    - Town Centre heart area should remain as retail
- One option might be to have less shops in the town centre, but in a more concentrated area. The Town Centre appears to be rather spread out and dispersed and is maybe trying to deliver too much
- Too much pressure from out of town and the outlet resulting in a detrimental impact on the town centre because of too much competition and ease of access for these competing areas (more car dominated)
- Conversely, some thought we shouldn't try and influence the market and that out of town if fine. The Town Centre should find ways to adapt and generate the shops and services that work to complement out of town
- Parking and accessibility are key issues for the Town Centre. At present the difficulty accessing the area for cars and cost of parking is stifling growth – also encourages more movements out of town
- We as a collected should be much more aspirational in general. Too often everyone starts with what the Town Centre doesn't have instead of starting with the excellent features and assets it does have. For example middle row and the church are lovely historic environments which barely get a mention.
- Many people aspire for Ashford to be more like Canterbury/ Maidstone /Croydon – all have attractive centres with a wide number of shops and services, where people come first
- Want more diverse areas- not just shopping malls, people tend to like the open areas to walk around as it encourages more leisure time in the town centre
- More choice of restaurants needed, both independents and chains – very little choice
- More choice in the night-time economy needed. Would like an environment whereby there are a number of pubs and clubs to visit after dinner, but Ashford is very limited in this regard.
- Mixed views on safety within the Town Centre. Some felt perfectly safe, some didn't
    - The Town Centre suffers from very poor entrances. This detracts from the attractiveness and portrays a bad image. Poor entrances include:
    - Ashdown court
    - Edin Rd Car park
    - Charter House, corner of Elwick Road
    - Old college site
    - Pizza hut and Blockbuster – both of which are now derelict
- If the Town Centre is to survive, there needs to be a much better and accessible link with outlet – they are too detached at the moment and the connection is poor and unwelcoming
- Against Chilmington Green - will compete with town centre offer
- Many participants expressed their like for the town centre and are proud to live here (and wider Ashford)
- Business rates need to be reduced if the town centre is to survive. Far too high at the moment which deters the market significantly

- Although many participants agreed that the Town Centre needed to be improved, but everyone should recognise that the national market is extremely difficult and many other town centres are also struggling to cope

i) WILLESBOROUGH COMMUNITY FORUM

Likes and Dislikes Exercise

Simon Cole from Ashford Borough Council provided a brief introduction to the 'Plan it' consultation for the Local Plan. He asked attendees to write what they liked and dislikes about their local area on post-it notes, and to stick these onto sheets.

Simon explained that this would help provide the Council with a good idea of what people think about their local area, and that we would follow this up at a later Community Forum event with a more detailed exercise on what services people think they need over the next 5 – 10 years.

The following is a write up of the 'likes' and 'dislikes' provided by residents in attendance at the Community Forum meeting.

LIKES

Likes by Area	**Comments**
Willesborough Lees/ Longbridge area	• The woods, good walks, should not be affected by development (2 respondents) • Countryside and walks (2 respondents) • Neighbourhood – friendly and look out for one another • Close to town centre, but not overcome by it • Highfield Road: Access to amenities, pleasant estate, access to buses
South Willesborough	• Green spaces (3 respondents) • Community spirit (3 respondents) • Local Councillors
General/ area unspecified	**Social and Community** • Village atmosphere • Community spirit/ friendly community/ good neighbours (6 respondents) • Play park in Hunter Avenue • Highfield is the best open space at present **Transport & Access** • Easy access to the M20 motorway, town and the countryside (6 respondents) • Walkable/ east access to Ashford town centre and local shops (5 respondents) • Convenience of hospital (2 respondents) • Convenience of international station (2 respondents) • Fairly good bus service (a few more 'C' buses would be good)

	• Plenty of space for parking and emergency vehicle access **Environment** • Quiet and peaceful (3 respondents) • Close to countryside and walks (2 respondents) **Services** • Well-served by rubbish collection and blue box recycling, kept clean (2 respondents) • Local councillors (2 respondents) • Good lighting

DISLIKES

Dislikes by Area	**Comments**
Willesborough	• Parking in Church Road and Harvey Road (2 respondents) • Romney Road - blocked drains in the road when it rains. • Harvey Road, Sprotlands, Earls Avenue - uneven pavements • Short traffic light sequence in peak hours, restricting flow of traffic from Church Road to Hythe Road, causing long tail backs to the east of Highfield Road. • Bentley Road - parking on grass verges, intrusive CCTV cameras, dustbins left on view • Smell and litter from Fish and Chip shop on Foxglove Road (2 respondents)
South Willesborough	• Lack of Police presence • Parking on pavements/ inconsiderate parking (2 respondents) • Drug problems/ crime • Pot holes • No Police • Houses in Multiple Occupation
Willesborough Lees/ Longbridge area	• Traffic congestion at Junction 10 (2 respondents) • Hospital parking – overspill into residential areas (4 respondents) • No footpath • No play area – green area was altered many years ago. • Yellow lines – these have caused parking problems, not eased them (2 respondents)

General	**Roads and Parking** • Traffic on the A2070 • Traffic speeding on roads (2 respondents) • Potholes (5 respondents) Parking - ○ Inconsiderate parking on kerbs, corners and sides of roads (6 respondents) ○ Overnight lorry parking ○ Parking problems due to school run on Hythe Road (3 respondents) – more yellow lines needed ○ Lack of street parking (too many yellow lines) • Poor bus service (C Line) **Social & Economic** • Young people hanging around at night on shopping parade • Empty shops in the business park • Overcrowding • Lack of community hall • Cyclists on the pavement • All day pubs being open • Police officer meant to be around Cornes Close; Police officers stopping the wrong people **Environment** • Noise from the motorway • Weeds not cleared from footpaths • Not enough benches for people • Pavements cracking up • Untidy gardens (2 respondents) • Litter • Dog fouling (5 respondents) • Lack of greenery and open space • New development

j) Sagarmatha Gurkha Community

Full Workshop

Charlotte Brooks Lawrie and Julie Rogers attended the SGCAK meeting to present 'Plan It', the Council's consultation for the new Local Plan for Ashford for the next 15 years. In total, over 80 people attended.

Charlotte gave a short presentation on Plan it and then asked participants to divide into groups in order to have two discussions:

1: What do you like and dislike about your local area?

2: What do you or your community need in the next 5 – 10 years?

Each group fed back their findings after each exercise, aided by young facilitators from the Nepalese community.

Discussion 1: What do you like and dislike about your local area?

<u>Likes</u>

- Education - nursery, somewhere to do 'A' Levels
- Ashford – a nice place, friendly and culturally diverse
- Town and shops
- Library and Gateway – offer good service
- Parks and play areas
- Communities and neighbours
- CCTV/ security
- Health check-ups and medicine available
- Benefits for the elderly
- Transport – bus pass and quick access
- Gradual development of the town, things are improving
- Shops
- Quick access to various cities and countries
- Support from the Council – good education, library access, transport facilities, housing availability for elders

Willesborough North

- Quiet and peaceful area
- Situated at a good height
- Good job scope for ladies
- Education level if up to standard
- Good housing

South Ashford

- Parks and college facilities are good
- Good education
- Good Transportation

Town Centre

- Near town centre
- Good location
- Good transportation
- Good job scope

Dislikes

- Lack of job opportunities (3 groups)
- Parking spaces
- Expensive parking
- Difficulties in accessing services due to language barrier – e.g. NHS services. Also, some GPs are dismissive of some Nepalese people who cannot speak English and don't take their ailments seriously
- Narrow roads in Stanhope and Repton Manor Way
- Not having a specific venue/ community hall for cultural activities
- Lack of signposts to the town in South Ashford Borough Council lack of Policing – being a victim of theft, drugs, bullying
- Lack of and reduction in health services – town centre GP surgery has closed down, so now have to travel quite far to reach another one
- Education services not promoted enough
- Important information not being translated into Nepalese
- Pot holes in roads

Willesborough North

- Roads need maintenance
- Not very good accommodation for elderly people
- Not very good areas for elderly people to socialise
- Appointments in NHS/GP are not available in most cases. Doctor mainly deals on phone with patients (Sydenham medical)

South Ashford

- Roads need maintenance
- Not good security in Victoria Park
- Anti-social behaviour

Town Centre

- Not very good parking

- No area for wheelie bins, which are being provided from July
- Road behind Kent and Sussex Avenues has never been cleaned. Roads need maintenance
- No housing for the elderly

Discussion 2: What do you or your community need in the next 5 – 10 years?

Housing

- Accessible housing for elderly Nepalese people (bungalows etc) – (2 groups)
- Overcrowding issues – need two toilets in houses
- Better parking for houses
- Council housing – it is better to live in Council housing than with a landlord
- Need to make use of empty Council houses and garages
- Rented accommodation which is affordable for those on Housing Benefit – old people pay high housing rent but receive low benefits

Education and Training

- Free English classes for the elderly
- University/ higher education in Ashford (5 groups)
- More activities for young people
- More grammar schools

Jobs

- Job opportunities for young people in Government sectors. Young skilled people are working in factories.
- Apprenticeships for young people
- More job opportunities and training to enhance skills for older people who can't speak English
- Nepalese staff working in Council services
- Job centre/ careers centre for young people to make them aware of job opportunities
- Job opportunities for older people who have nothing to do or anywhere to go during the day

Services

- Multi-cultural hall/ community centre (5 groups)
- Need better tourist attractions for Ashford
- Need adequate GP/ NHS services – often, there are difficulties accessing GP services due to the language barrier
- Translation of health leaflets into Nepalese would be useful
- Transportation for elderly and disabled people. Bus passes should be valid for all transport, e.g. train

- Branch in Ashford to deal with the issuing of NI cards and passports

Community

- More Policing particularly in the Victoria Park area to protect women and young people (2 groups). There have been cases where Nepalese women have had their jewellery snatched and cans being thrown at women. Need more street lights and cameras in this area
- Drug awareness for young people
- Nepali media access in leisure centres (cinema)
- Nepalese translator available in hospital
- Youth centre for troubled youngsters
- Pubs
- More public toilets

Next steps

The comments made above will help inform the new Local Plan for Ashford. Where comments relate to other service providers (e.g. PCT, Police), Ashford Borough Council will speak to the service providers in question to make them aware of the issue so that they can look into finding a solution. Some headline actions are as follows:

- ABC will follow up with the NHS/ PCT regarding the provision of translated leaflets at the hospital and also difficulties in accessing healthcare and getting a doctor's appointment/ speaking to a doctor due to the language barrier

- ABC will speak to the Police regarding safety issues around Victoria Park

- Provision of NI cards and passports – ABC will follow this up with the Department of Work and Pensions to see if it is possible to get a Gateway session for this.

- Education – There are a number of support services within the Gateway: -

    - Connexions operate Monday and Thursday 1 p.m. – 5 p.m., Wednesday, and Friday 9 a.m. – 5 p.m. (closed 1 – 2p.m.) for 13-19 year olds.

    - Job Club operates on Tuesdays 1.30 – 3.30 p.m.

    - Kent Supported Employment operates Thursdays 9 a.m. – 12.30 p.m. for all age groups, working with disadvantaged people to find the right job for them.

    - National Careers Service for people aged over 19 operate some Wednesday's 9 a.m. – 1.30 p.m.

- Skills Plus – for improving Maths and English skill are available Monday to Friday 9 a.m. – 5 p.m. and Wednesdays 9 a.m. – 6 p.m.

- English classes have also been set up for working age ladies and we are about to commence conversational English classes from 29th April for post working age. Ongoing provision of additional English language classes will depend on the availability of funding, but is something the Council will try to pursue.

- Housing issues – the need for affordable rented accommodation for all sectors of the borough's community and also for accommodation for older people is an issue which the Council are aware of. This will be reflected in the housing policies set out in the new Local Plan.

- Housing Benefits – advice is available through the Gateway Monday to Friday 9 a.m. – 4 p.m.

k) ABC Tenants Forum

Full Workshop

An introduction to the Local Plan to 2030 and Plan-it was given by Katy Wiseman. The group then split into two groups, one which had residents from the Urban area of Ashford and the other from the Rural areas.

Once in groups, the participants were asked to use two post-it notes to record a 'Like' and a 'Dislike' about the area that they lived in. They then used two of the Plan-it characters to discuss the needs and requirements for people in the borough in the next 15 years.

Urban Group Results

'Likes'

- Playpark (Hunter Avenue)
- Quiet Location (Orion Way)
- Shops, Green Spaces & Play facilities, community spirit and facilities (Bybrook)
- Good Neighbours (Willesborough)

'Dislikes'

- Not enough 'safe' car parking ie garages and disabled bays (Hunter Avenue)
- No seating outside doctors or at bus stops for elderly (willesborough)
- Poor lighting and dog fouling (Orion Way)
- Bus route and parking along bybrook rd/ the pastures

At the end of the session the group added some more comments to this section:

- Central Willesborough needs a community Hall
- Willesborough and Bybrook need improved play areas

Characters

ASHA – 16 year old student who lives with parents

The group decided to discuss what Asha would need now and what she would need in the future.

NOW:

- Good public transport – bus services
- To feel safe – good street lighting, more PCO's needed

- Needs entertainment and social facilities to be improved. New places such as Ice Rinks, theatres are needed.
- More retail units and cafés to provide part-time jobs for students
- Youth centre/Gateway for web access and counselling/support for young people to get advice

FUTURE:

- Small affordable flat near town, not bedsits
- Attract professional businesses to town for good career prospects
- Improve cycle paths and make a complete route around town that avoids roads. They need new lighting and signs to make them safer.
- More pubs/nightclubs
- Ensure enough shops/doctors/dentists etc

JOE – Businessman that owns small company

- Business grants and/or incentive schemes needed to help small businesses expand
- Allocate more employment land near town centre so businesses can move in and have good transport links
- Town needs higher class restaurants /conference centres etc for business people to use
- There needs to be more training and advice centres for businesses, with links to youth centres to attract apprentices
- Executive housing needed on the urban edges or rural areas to attract people on higher salaries that may own businesses. Areas need to be attractive places to live ie Tree lined streets.
- Stour Centre is a good facility but is expensive. Julie Rose is too far out of town and needs a bus service. New sports facilities are needed in the urban areas such as tennis courts. Possibly in Victoria Park.

Other comments raised:

- The shopping centre needs more shops such as butchers/bakers/greengrocers
- Need cheaper clothes shops such as primark or childrenswear shops
- All areas need more seating for people – especially elderly and disabled if they would like to walk but need rest breaks
- There should be more free bus travel to encourage people to town
- Park and rides are needed quickly
- Car parks need more disabled bays and the 3 hour limit for disabled people should be longer as less mobile people take longer to do things.
- Apprenticeships needed for older people that want to get back to work. The job centre does not help people.
- More wheelchair accessible housing is needed.

- Dog only areas are needed for hygiene and safety reasons. This would improve kids play areas.
- Play areas should be fenced off.

Rural Group Results

'Likes'

- Fresh air and open spaces
- Can see the stars
- Rural atmosphere
- Good village hall and activities
- Local Markets
- Fact we now have green areas required on new developments
- Good play areas
-

'Dislikes'

- Parking within villages, and on the village greens
- Bus services on Saturdays don't run when you need them
- Oil fired heating (social housing)
- Garage areas
- No parking at Shadoxhurst Rectory bungalows
- Possible demolishing of property
- Diminished bus service, why not a smaller bus
- Very small bungalows
- Main road through village (Shadoxhurst)
- Empty sites not taken up by developers when planning permission has been given.
- Need more workshops for developing businesses
- Still not enough parking spaces provided on new developments.
  ABC parking standards are not sufficient (particularly rural areas).

Characters

BROWN FAMILY – living in a 3-bed house, with two children
(the group decided that the family would live at Appledore in Social Housing).

- Safety of lanes / cyclepaths
- Public footpaths need better signposting, maintenance
- The children will need to catch the school bus, (to Wittersham Primary)
- It's cheaper to drive than catch the train, which is a shame as there is a train station at Appledore.
- There needs to be enough parking spaces for families living in rural areas
- Rural roads are inappropriate for HGVs
- They will need access to a good community centre
- Rural outreach surgery would be needed

LIONEL AND LILLIAN – retired couple living in private property within the rural area

- Play parks are needed for all ages, to take grandchildren etc.
- Outside gyms are very popular and good for keep fit for the elderly
- Good bus services needed, not just two buses a day
- Community centre needed, somewhere people can meet, interact
- Shops / facilities in walking distance of development, i.e. library, fish & chip shop
- Broadband operators need to provide a good service; currently broadband and mobile phone signals within rural areas are rubbish.
- Ensure accessible care services, outreach for rural areas
- Want good neighbours, coffee shops, meeting places, pubs, places of worship
- Village Hall activities, WI, advice about benefits.

No more houses in Shadoxhurst (new residents at Chilmington Green)

l) Kennington Community Forum

Full Workshop

SUMMARY OF LIKES & DISLIKES ABOUT LOCAL AREA

The following provides a summary of the outcomes of the post-it note exercise carried out at the Kennington Community Forum Meeting on Tuesday 28th May 2013 and accompanies the full list of comments.

For ease of reference, the comments below have been summarised into key themes.

1) LIKES

a) Character of Kennington:

Many respondents referred to Kennington as retaining its village character and being unspoilt. A clear message from the comments received was that residents felt safe in their area and generally people were very friendly. It was also noted that it was a quiet neighbourhood.

b) Countryside and location

Another strong theme was that people enjoyed living near to the countryside. Kennington was also found to be favourable being so close to the Town Centre with its associated local amenities, such as shops, leisure centre, and restaurants. Its central location and good access to other centres such as Canterbury, Maidstone and Rye was also mentioned.

c) Access to amenities:

Residents felt that local amenities were good in Kennington, particularly noteworthy was the range and quality of schools, the library was valued as was the children's centre and recreation ground.

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2) DISLIKES

a) Parking

Parking was a particular concern for residents, with inappropriate parking on the street, paths and verges. Comments also referred to the parking problems getting worse and the need for better enforcement. Poor road surfaces and potholes were also commented on.

b) Public transport

Many comments referred to a lack public transport, or poor quality of service with bus services being delayed or not sticking to the published timetable. They also commented on the need for additional bus routes from Kennington to the surrounding area, with poor services being provided at Little Burton, Julie Rose and Conningbrook Lakes.

c) Cycle routes and footpaths

Several comments stated that there was a lack of cycle routes from Kennington, with existing cycle paths not being linked up to the rest of the town. It was felt that Cemetery Lane footpath could be improved to include a cycle lane. Comments mentioned public footpath access needed to Eureka Park via Cinema Hill.

d) Housing growth

There was a general fear of the threat of additional housing development. Infill development and back yard development were a particular concern.

e) Litter

Many comments referred to the amount of litter in the area, rubbish being strewn on the street, particular reference was made to the failure of a waste system servicing flats at Bybrook Road which was causing problems.

m) Norton Knatchbull School (Students age 15-16)

Full Workshop

Overview

Ashford Borough Council's Planning Policy officers facilitated a half day workshop with 30 Year 10 pupils at Norton Knatchbull School. The workshop was part of a Personal, Social, Health and Citizenship Education (PSHCE) class. The format of the day is set out in the Appendix. The summary write up is as follows:

Likes and Dislikes exercise. Pupils were divided into groups and asked to write on post it notes what they like and dislike about the borough/ where they live.

LIKES

Shops, Facilities and Services

- Sports clubs and facilities
- Range of shops available
- Designer Outlet – many comments
- Stour Centre – pool, gym etc
- Supermarkets- Tesco, Sainsbury's, Waitrose, Lidl
- Good shopping facilities
- Most of the town is modern looking
- Lots of open space
- Eureka park cinema – many comments
- Lots of football teams

Transport & Connections

- Eureka Skyway bridge – several comments
- Convenient train station
- Nice houses
- High speed train - 37 minutes to London
- Eureka Park cinema – good entertainment area, good food, gym.
- Good football pitches and parks – many comments
- Lots of good take-away's
- Skate park – well set out and well used
- County Square
- New modern buildings
- Shared space
- Fast, easy transport
- Victoria Way
- Sandy acres

DISLIKES

- Not enough to do in Woodchurch
- Too many empty shops
- Litter
- Not enough good shops in town
- Industrial estate
- Pollution
- Development on natural spaces
- Lack of public transport – 15-20 minute gap between buses along Hythe Road
- Why do we need more offices when there are lots lying empty?
- Damage to the countryside
- Wasting money on building rather than improving
- The idea of a watersports park. Will be expensive, not needed, money can be better used elsewhere

Services/ Activities

- Travel from the villages for a teen is difficult with few buses
- The need for more houses when we need to reduce pollution
- Too much Council housing
- Too many residential areas
- Not enough activities - need a wider range of activities
- Not enough doctors/ dentists – have to wait weeks
- Barren fields near BP garage

Transport & Roads

- Public transport needs to be revamped
- Buses are unreliable
- Few bus services, especially to outlying areas
- Buses should have air conditioning
- Some roads are full of cracks and potholes

Town Centre

- Shared space
- Too many boarded up shops
- Lack of shops in the town centre
- Traffic lights take too long in town
- Too much litter in town centre
- Not enough bins in town centre
- Over complicated bus service. Takes time to work out which bus is needed

- Not enough things for people to do – need a wider range of activities
- Improve town, made more environmentally friendly instead of building a water sports area that is unnecessary
- High Street is not very varied
- Difficult to walk to Stanhope/ Park Farm from my house
- Not enough sports activities
- No weight lifting gym that has a free weights focus
- Not many places for children

CHARACTER EXERCISE

Pupils were divided into groups. Each group was given 2 characters and asked to work through the three questions on the Plan It form.

LIONEL and LILLIAN

The pupils felt that Lionel and Lillian would require the following services;

- Bus links
- Nursing homes and carers
- They will need to feel safe – Neighbourhood Watch, Police
- Issues will include the need for wheelchair accessible housing (the design of homes will be important) and the possibility of isolation in the winter months and if their health deteriorates
- Activities for the grandchildren
- Exercise facilities
- Social facilities – golf, garden centres etc.
- Services such as vets and doctors.

BROWN FAMILY

Issues & Requirements

- Train services are expensive
- Children will need to get a job and so will require skills and training
- Children will need to get to work so will need to purchase a car or use public transport
- More jobs will be needed in the local area to give the children good opportunities
- Children's facilities – sports clubs, parks

SEAN

Aspirations

- Transport
- Accessibility
- Decent standard of living – housing, health
- More money

Issues

- Cost of flat/ first home

Solutions

- Minibus, wheel chair access and ramps, accessible house, access to health facilities, free football pitches

JOE

- Business expansion
- Skilled employees
- Commuting costs - cost of fuel
- Improved transport links
- Cost of business expansion

ASHA

- Will need a job after University
- Will need to buy a house – need affordable homes
- Price of public transport
- Journey planners
- Part time job to make money

n) Smeeth and Brabourne Parish Council's

Post –it exercise & Full Workshop

Post-it Exercise Results

Key: Afternoon session **(Evening Session)**

LIKES

- Varied styles of property – from development over a long period **(x1)**
- Extensive range of facilities x5 **(x3)**
- Friendly, welcoming and active community x4 **(x8)**
- Lack of trouble/Peaceful x2 **(x2)**
- Surrounding Countryside x1 **(x4)**
- Access to London/M20 x1 **(x4)**
- Access to coast/Canterbury **(x2)**

DISLIKES

- Poor Broadband speed x4 **(x3)**
- Motorway noise **(x1)**
- Speeding traffic **(x2)**
- School traffic/ Parking on pavement/ poor road surface x3
- Isolation - Lack of buses/must have car **(x3)**
- Poor quality development/lack of affordable housing x2 **(x2)**
- Lack of connection between ages/ Apathy of some residents/ don't feel part of community x1 **(x4)**
- Ageing population **(x1)**
- Litter/dog fouling x1 **(x1)**
- Lack of pavements/ hedges over pavements x2 **(x2)**
- Water Supply/Hose pipe bans/ utilities x1
- Bus service x3
- No central focus of village x1

Other village concerns

- Threat of lorry park x3
- Scout hut must remain exempt from business rates
- Wish to combine Smeeth and Brabourne PC's x3 (Lots of support at later discussion)

Would like in Future

- No big developments – just infilling x2
- Keep post office

- Affordable housing 1/2 bed x4
- Housing for elderly (warden assisted / detached etc) x4
- Outdoor gym equipment for the elderly x1
- Better bus service x3
- Community bus (Mersham-Peasmarsh) x1
- 20mph around village
- Healthcare facility
- Youth club
- Shop to sell ethical/fairtrade goods
- More police presence
- Better footpaths
- Help for homeless (hostel)

Borough wide Issues

- Outlet expansion not a good idea
- Car parking in Town Centre too expensive x4
- Cycle paths in Ashford not up to standard/conflict with roads
- Would like ice rink in town and better entertainment
- Park & Ride

Evening Session Workshop

Community

Positive points:

- Good Local services – shop/post office/ 5 pubs/church – must be retained
- Have a good, well maintained play area
- Library vans are a good facility – must be retained
- Street lighting is adequate
- Village Speedwatch
- Scout/guides hut – must retain (threat of business rates)

Issue: No GP Surgery/Dentist - Nearest surgery is in Sellinge or Wye (must have car to get to wye). This is very difficult for non-drivers especially the elderly.

Possible solutions:

- Occasional surgery
- Minibus to surgery- run by volunteers

Issue: Parking at 2 Primary Schools – lots of people come from outside the area which causes parking problems at the school.

Possible solutions:

- Parking on playing fields
- Yellow lines outside school and someone to enforce them (Can KCC help?)

Issue: sports pitch is in bad condition and needs repair. Adult football team are unable to play on it at present. No changing facilities at football pitch.

Possible solutions:

- CIL or S106 funds from new development to improve

Issue: No youth club. Parents have to take children to Town (North school youth club).

Possible Solutions:

- Youth Bus (Hang10 were meant to come to village but hasn't been arranged as yet)
- BMX park has been considered
- Provide a youth shelter (Issues raised with this such as lighting, litter, enforcement)
- Later bus service to town at weekends

Issue: No police presence. No police cover for a long period.

Possible solutions:

- Mobile police station (been refused)
- A new police officer has recently been allocated to village and will start soon

Housing

- New population is needed to revitalise the village – there is an ageing demographic
- Local needs housing (45 people of waiting list). This should be in the village centre rather than an exception site on the outskirts
- Affordable and low cost housing needed for younger people to stay in the village
- New 'nice' bungalows and smaller dwellings needed for people to downsize to which will free up family housing in the village.
- No flats in village at the moment
- Dedicated sheltered accommodation for the elderly is needed

- There are lots of infilling opportunities in the village
- New development should be incremental and not built too quickly
- 50 new houses for the village – possibly on 1 large site or a few smaller ones
- Brownfield before greenfield suggested
- Design of new houses is important and must fit in with village design. Would prefer local builders to develop rather than national companies.

Main Aims

- **More local needs housing for young people**
- **Housing for elderly (Sheltered)**
- **Well designed bungalows or smaller housing for people to downsize to**
- **Infilling is supported**
- **New population is needed – allocate some housing sites (50 units)**

Jobs, Training and Education

- There are 2 business centres in the village - Mersham-le-hatch and Evegate. There is support for these sites and for rural businesses to be retain and expand. Evegate has recently been granted planning permission to expand.
- Improved bus services to Evegate would also help these businesses to expand and encourage new ones.
- There is lots of demand for small office space for start up businesses
- There is feeling that these business centres should get more involved with the village.
- Broadband speed is not good in the village. This needs to be improved to enable business to expand and support working from home. There is fibre in the main road but the exchange needs to be upgraded and connected locally. This would also encourage different types of businesses (creative based etc)
- Holiday Extras moved from the village as ABC would not let them expand. They ended up in a different Local Authority area.

Main Aims

- **Support rural business expansion**
- **Improve bus service to business centres**
- **Improve Broadband speed**

Transport

- During operating hours the bus service is very good (every 1/2 hour) and goes to Ashford and Folkestone. Buses are clean and well maintained.
- Lack of pavements in the village, the quality/size of them and parking on them are concerns for people trying to get around the village. In particular Woolpack Hill needs a footpath.

- Also concerns that footpaths are used as cyclepaths as there are no designated cycle paths in the village.
- Poor road surfaces, particularly the road from the Plough to the Village Hall and parts of Pound Lane that has subsided and has large potholes.
- Speeding is an issue in the village. Village does run its own Speedwatch. Plain Road is the worst road in rush hour, but Canterbury road has improved.
- Concern that trees and hedges are not being maintained, causing problems for large vehicles, the visibility of the road/street signs, and on footpaths.
- A20 is poor quality and needs resurfacing. The other end of A20 in Charing is much better quality than in this area. There are also poor quality footpaths and no cyclepaths to town from this location. Concern that the amount of traffic on A20 has increased and in particular the crossroads that access the village are very dangerous.
- Public rights of way in the village are not accessible. There are signs on the road but none along the footpath once in countryside and lots of them are blocked with hedgerows etc

Main Aims:

- **Improve and extend footpaths in the village and A20**
- **Improve road surfaces in the village and on A20**
- **Designate cycle paths where possible in village and A20**
- **Arrange for maintenance of trees and hedgerows around village**
- **Improve Public Rights of Way Access**
- **Traffic management – reduce speed limits in village and on A20 at crossroads**
- **Enforcement of parking on pavements**
- **Increase operating times of bus service – later into the evening**

Other concerns for village:

- Lorry Park
- Junction 10a

Borough wide issues raised

- The Town Centre has no character, and areas in town could be made more attractive, particularly the area around the Church and Middle Row, and the streets need cleaning.
- The town centre is not very busy and not many people use it for shopping. Park Mall has lots of closures and not many shops. Most people from this area go to Canterbury to shop.
- The outlet centre has changed the TC and should not be allowed to expand.
- More residential development should be created in town, Elwick Road should be housing now as it won’t be able to support more shops.

o) HOTHFIELD PARISH COUNCIL

Full Workshop

GROUP SESSION

Community Facilities

- In favour of a school but doubt viability
- More community based activities in the village hall – use the village hall as a hub – are there alternative uses – French market, equestrian jumble sale or a boot fair?
- Shop is important and needs to be supported locally – could there be more local produce or farm shop type uses?
- Information centre / toilets and café related to the Common
- There was a lack of local community groups – youth club, doctors surgery, brownies/guides, nursery school- the bluebell centre is not used in the evening but could be

Housing development

- Do not want to see large scale development – do not believe there is the infrastructure/facilities to support larger scale development
- In favour of limited smaller scale development plots (3-6 houses) within the village – do not wish to see the village boundaries extended. Rural character is important and should be retained
- One group questioned whether more housing was sustainable – there is no school or nursery school, no pub, nu surgery and no bus in the evening.
- If there is to be development it should be bungalows that would free up other houses in the village as people get older

Traffic & Communication

- Massively in favour of improved broadband
- There are already big parking problems and that any development could materially worsen the current situation
- Traffic speeds on the A20
- Lorry parking on the A20 laybys
- No evening buses so limited access at these times
- Need some traffic calming – along Park Drive, The Street, School Road, West Street and Waterloo Road

Post –it exercise

LIKES

- Rural nature of village

- Rural community
- Nice and quiet
- Rural – greenfields
- Rural aspects of village
- Rural aspect close to town centre
- Rural setting
- Rural character / landscape
- Quiet rural countryside location and nature reserve
- Rural location and access to the countryside, whilst being near to connections to London / France etc
- Surrounded by open countryside, providing a break from development in Ashford
- Open countryside – walks with family and dog, geo caching healthy living
- Surrounding countryside and conservation areas
- Walks / views / location – want to preserve it
- The open-ness of the village – spacious
- Size – not too big
- Access to countryside
- Convenient central location
- Unspoilt rural location
- Hothfield Common / heathlands
- Hothfield Common for school children and families
- Common SSSI site
- Amenity of SSSI common (which is very well run)
- Our local walks
- Good place for dog walking on the heathlands
- Near Ashford, Canterbury etc Eurostar to Paris – Train to London
- Easy access to road, rail, town etc.
- Newsletter
- Post Office
- Local Shop / general store – encouraging sense of community
- Village shop – people want to see it improve
- Good shop / post office, but it does need more parking
- Lovely village hall – great facilites
- Local amenities
- Beautiful old church
- Godinton House
- Children's Centre - playground / MUGA
- Good playpark
- More stable / settled community thanks to warden
- Sense of community
- Size and familiarity with villagers

- Community spirit
- Small friendly village
- Social events – curry / quiz for example
- Village community
- Friendliness of villagers
- Friendliness of the people (well almost all of them)
- It's fine as it is – no need for more people

DISLIKES / ISSUES

- Lack of mid-range housing (lots under £200k, lots over £400k, nothing between)
- Desperate need for bungalows for the retired
- Is Hothfield sustainable for more family housing – no school; no nursery school; no evening bus service, so all must use cars
- Unbalanced housing
- Lack of affordable housing
- Possibly (don't know stats) a high number of social housing and unemployed in the village
- Lorry parking
- Lorries at end of A20
- Increasing use of village as A20 cut-through
- Speed of traffic along West Street
- Speed of vehicles through village
- Speed limits along Park Drive, The Street, School Road and West Street
- Parking problems especially around Beech Drive
- Large vehicles parked in Beech Drive
- Amount and speed of traffic on School Road / The Street / Waterfall Road
- Difficulty parking for village school especially in morning rush hour
- Lack of parking in centre of village
- No traffic calming measures
- Need to improve traffic calming and rationalise speed limits
- Like speed bumps
- Through traffic – too fast going past parked cars, need more off road parking
- No footpaths to rural properties
- No evening bus services
- Public transport – bus re villages not good
- Pot holes
- The idea of a solar farm
- Prospect of solar farm
- Threat to our immediate countryside

- Concern that development will be imposed at expense of village's countryside and historic environment
- Lack of communication / secrecy of Parish Council
- Insular Parish Council
- Perception of not having a voice through Parish Council
- Lack of democracy and representation by Parish Council
- Total lack of communication by the Parish Council – a do nothing organisation
- No progress made on items highlighted in Parish Wish List / Village Appraisal by improving demographics
- Need to take account of the earlier village plan
- Fear that no-one (ie. council) values Hothfield and will build anywhere and everywhere
- Poor consultation on important issues
- Better communication about village issues and events needed, unless you go in the shop you don't know!
- Village has a low self-esteem of itself
- Back biting that occurs
- The 'them and us' attitude in the village
- Lack of support for events
- Not enough local people take part in events
- Moaning residents who can't be bothered to help nor turn up!
- Lack of community integration
- Anti-social behaviour
- Behaviour can be bad – disrespectful of others
- Problems arising from the toilets on the common
- Lack of adequate policing
- Crime in and around Hothfield 'youth' making nuisance of selves – catapults / guns / graffiti / abuse
- Threatening and anti-social 'youths'
- Air rifles used on common
- Litter and dumping in and around village
- Littering – lack of respect of our environment
- Fly tipping, rubbish
- Neglect of horses and rubbish on field corner of A20 and Station Road
- No pub
- Church isolated from village
- Loss of the school
- No nursery school
- Need to secure the status of the children's centre (include a nursery school facility)
- No school, pub (in heart of village, A20 not included)
- No clubs ie. brownies, guides, cubs, scouts, cricket, football

- Lack of appropriate activities for young people
- Insufficient broadband and weak TV signal
- Mobile phone / broadband connection
- No street lights

p) WESTWELL PARISH COUNCIL

Full Workshop

GROUP SESSION

The session split into four groups – there were three main themes, transport/ communications, housing and community facilities – one group looked at all these issues and their comments have been listed under the appropriate topic heading.

<u>TRANSPORT GROUP</u>

Road Safety

- Speeding in Sandyhurst Lane and rat running
- Location of speeds signs on the A20/Godinton Lane junction area and particularly siting in the Maidstone direction

M20 Noise

- Existing white top needs to be resurfaced and improved noise barriers needed

Truck intrusion

- Public health – private land being used as a toilet
- Chillers and air pollution
- Road damage – trailer swapping
- Safety – lorries turning on the A20
- Litter everywhere
- Over-weekending issue – cabotage and opportunity for a vignette system
- Need for proper lorry parking to avoid the parking in local lay-bys

Road maintenance

- General lack of maintenance (pot holes need repair) and waste of resources eg shared space and byways eg Pilgrims Way
- Damage issue – verge incursion
- Cycle paths are put in but are not maintained – junction confusion (see example of recent work being done by TfL)

General issues

- Lack of public transport for the village (but it is acknowledged that people don't use the bus) – any potential for a dial a ride scheme or a shared scheme if possible – people can get in but have more difficulty getting out of Ashford by public transport
- One group were unsure about the need for public transport access as most use cars and KCC run a "pick up" service which is valued

- Drovers roundabout – problems with the traffic lights and support for their use only at peak times
- Positive points were the HS Rail link and its benefits – deemed to be good for business and profile but there is the risk of the degradation of the European service which attracts business

The group ranked Road safety, M20 noise and truck intrusion as their equal joint first priority

HOUSING GROUP

- Do not want big housing estates – no Chilmington Green scale development
- Would like to see some organic growth but the problem is that land is at a premium because of the cost – new housing would help to maintain the local pub
- Need modest affordable units to encourage young people into the village and also so young people do not have to move out and it may be possible to attract young people back to the parish.
- One group thought that Ashford provided lots of affordable housing already
- Possibility of some sheltered accommodation or barn conversions into smaller units
- Any development should be sympathetic in character to the different parts of the Parish
- Possibility of Parish Housing association to manage affordable housing within the Parish

COMMUNITY GROUP

- Use the church for more events – add a kitchen and toilets
- Support the village pub to keep it going – explore the possibility of incorporating an “essential items” shop
- One group strongly supported the local pub but no need for local services as all are available in Charing/Ashford
- Village hall – re-vamp and extend and improve the usage
- Important to involve the three distinct areas of the village/parish
- Involve young people in events together with their parents
- Have an improved web presence for the Parish (visibility, publicity, relevance)
- Create an email database to ease mass communications across the whole community
- Need more local jobs (ie in the village)
- Improve broadband speed to sustain local jobs/working from home

Appendix C – Submitted Sites Consultations

i. Invitations to Consultation to all Parish Council and Community Forums

From: Sue Fairhurst
Sent: 18 November 2013 14:13
Subject: Ashford Local Plan - Site Consultation

Dear Sir / Madam

The Council is currently working on the review of its Core Strategy – to be known as the new Local Plan - and as part of that process the Council carried out a "call for sites" – essentially asking those with potential development sites for inclusion in the Plan to submit them to us for consideration. The sites that were submitted in your area were forwarded to you recently.

The next stage is to take forward local consultation on those submitted sites. This could perhaps take the form of a local exhibition or workshop for example, that would be run in conjunction with officers from the Council.

There is no fixed approach to taking this forward but we are keen to hear from local communities about the development options that have been submitted to us and how you would wish to progress this locally with your communities. As part of the initial stages of preparing the Plan the Council met with a number of Parishes and Urban Forums as part of the "Plan-it" process – this looked at the overall planning context of the area and the relevant issues – in the cases where the "Plan-it" exercise took place then this consultation on the sites submissions should be seen as the next stage in the process.

I would expect this consultation process to run over the next three to four months

I look forward to hearing back from you but if you need any further details or clarification please contact Katy Wiseman or Ian Grundy on 01233 330213 or via katy.wiseman@ashford.gov.uk

Regards

Katy Wiseman

(Email sent on behalf of Katy Wiseman)

Sue Fairhurst | Planning Policy Support Assistant | Ashford Borough Council
Tel: 01233 330229 | Fax: 01233 330682 | E-mail: sue.fairhurst@ashford.gov.uk

http://www.ashford.gov.uk/planning-and-building-control

Note: Follow up emails or telephone calls were made to those that never responded in January and February 2014.

ii. Press Advertising and reporting of events

Newsdesk: 01233 623232

Exhibition on housing plans

Villagers in Woodchurch are being urged to attend an exhibition on potential development sites. Ashford Borough Council is reviewing its long-term Local Plan for housing and jobs, which will set out how development is planned for the village over the next 15 years. Landowners were invited to submit sites for potential development and eight have been suggested in Woodchurch.

No formal planning applications have been put forward as these are just prospective sites. A public exhibition will be held in the Memorial Hall on Thursday, April 17, from 3pm to 7pm. Parish council chairman Julian West said: "It is an opportunity for the public to discuss the sites submitted for development, as well as any wider issues they may have relating to the future of the village."

The sites are: Susan's Hill; three in Lower Road; Rectory Close; between 82 and 120 Front Road; Harlakenden Farm Buildings, Plurenden Road; and Bournes Field.

Media Update

Local Plan **Kentish Express** **28th March 2014**

Plan exhibition

Kingsnorth Parish Council will host two Local Plan 2030 exhibitions. Maps of all sites put forward for housing in Kingsnorth parish will be on display. The exhibitions will be held tomorrow (Friday) in Kingsnorth Recreation Centre, Field View, from 4pm to 7pm and on Wednesday, April 2, at Kingsnorth Primary School, Church Hill, from 6pm to 9pm.

‘Comment on plan before it’s too late’

Residents urged to help shape development brief



HAVE YOUR SAY

- **Shadoxhurst** – village hall – Thursday, March 20: 3pm-8pm
- **Aldington and Bonnington** – village hall – Thursday, March 27: 3pm-7pm
- **Kennington** – St Mary’s Community Centre – Saturday, April 5: 10am-12pm
- **Hamstreet** – sports pavilion – Thursday, April 17: 3pm-7.45pm
- **Woodchurch** – village hall – Thursday, April 17: 3pm-7pm
- **Smarden** – village hall – Thursday, May 15: 2.30pm-6.30pm

View the sites put forward for possible development by searching for “sites submission” at www.ashford.gov.uk

ALLIANCE: Campaigners against development at one of the sites earmarked for building

By **Amy Woodland**
amywoodland@KFNmedia.co.uk

NOW is the time to have a say on the future development of Ashford, councillors and campaign groups have warned.

Ashford Borough Council is working on a local plan which will help guide development for the next 16 years, and planning bosses want feedback from the public.

At the end of last year, ABC asked anyone with land they wanted to be considered for development to get in touch to help them form a “strategic vision” for the borough.

Now the council is teaming up with parish councils and community organisations keen to gauge local opinion on the 188 sites put forward.

Cllr David Robey, Ashford Borough Council’s portfolio holder for planning and development, said: “Getting a better understanding of particular local issues from specific communities could not be more crucial to the local plan process.

At this stage the sites have not been sifted through, we are simply putting forward all the options presented to us.

Engagement

“We have been very pleased by the level of engagement by community groups and parish councils, as this is the only way we can gauge the feelings and understand the needs of any community.”

Consultation events have already taken place in Pluckley, Brabourne and Biddenden and, last Wednesday, a session organised by Sevington and Mersham Parish Council attracted some 400 people. In that parish, 13 sites have been submitted for consideration.

Local campaign group The Village Alliance also had a stand at the event to highlight its concerns over development.

Member Linda Arthur said that although she has lived in Mersham for 30 years, she had not contributed to the 2008 local plan as she had not been aware of it at the time.

At the session she said: “The Village Alliance has done a lot of publicity on this event. In the past I don’t think there has been sufficient consultation.

“This is an opportunity for people to have their say.”

Alliance vice-chairman David Nutley said Mersham village could be under pressure from four directions if sites submitted for consideration got the go-ahead.



LOCAL PLAN: David Nutley, vice-chairman of The Village Alliance, at the Mersham event

Of particular concern is one to the south of land already proposed for the Sevington Park development.

He said: “If that goes ahead there will be a merging of Ashford with Mersham.”

As reported in the Herald last week, the alliance is concerned about the proposed building of warehouses, office space and a new motorway junction at Sevington but, as it was included as “suitable for employment development” in an earlier local plan by ABC, they can only try for “damage limitation”.

Members of the group now plan to object to the adjacent land being included in the new plan

■ Anyone who wants to comment on sites submitted for Sevington and Mersham can e-mail parish council chairman Geoffrey Fletcher at geoffrey@stonegrasnfarm.co.uk

Every week

Pick up your FREE Ashford Herald from...

Tesco Moat Field Meadow Kingsnorth
Asda Kimberley Way Ashford
Tesco Hythe Road, Willesborough
Sainsburys Simone Weil Avenue
Bybrook Garden Centre Canterbury Road
Dobbies Garden Centre Rutherford Road, Eureka Leisure Park
BP Express Shopping 18 Beaver Road
TCG Co-op Convenience The Old Community Centre, Brookfield Court South Ashford
TCG Co-op Convenience 98 Faversham Road Kennington
Tesco Extra petrol station Moat Field Meadow
Sainsbury petrol station Simone Weil Avenue
Tesco petrol station Hythe Road, Willesborough
Bungalow Stores 212 Kingsworth Road
Costcutters Hythe Road
Dhanda Stores 2, Brockhanger Court
Friends of William Harvey Shop Kennington Road
Matalan Brookfield Road
McColls 2 Stanhope Square, Stanhope
Murco Garage Hythe Road
Newtown Post Office 20 Newtown Green
Nisa Local 63 Kingsnorth Road
North Willesborough Post Office 104 Albemarle Road
Premier Stores 57 Faversham Road, Kennington
Premier Stores 10 Cradle Bridge Road
Raj Newsagents 79 Hythe Road
The Garden Centre Hamstreet
Willesborough & Kennington Garages Ltd 405 Hythe Road
Willesborough Garden Centre Hythe Road
Willesborough Post Office 66 Church Road
Appledore Post Office 51-53 The Street, Appledore
McColls The Street, Hamstreet
Woodchurch Post Office 13 Front Road, Woodchurch

BREAKING NEWS ON OUR WEBSITE

■ For breaking news from across your area
VISIT OUR WEBSITE AT
ashfordherald.co.uk

Do you have a problem Elite Flooring

IN BRIEF

Consultation on proposals

HAMSTREET: Sites that have been put forward for development will be the subject of a drop-in consultation event at the sports pavilion next month.

The borough council is working on its local plan, which will guide future development over the next 16 years.

At the end of last year, the council asked anyone with land they thought was suitable for development to get in touch.

The council is now asking local people to comment on land put forward ahead of its own technical assessment of the sites.

A consultation event for Hamstreet will take place from 5 to 7.45pm on Monday, April 7, not April 17 as stated in last week's Herald.

Local Plan **KE Tenterden** **16th April 2014**

Local Plan

An exhibition of sites in Woodchurch earmarked for possible development takes place in the Memorial Hall on Thursday. Six pieces of land have been put forward to Ashford Borough Council as part of the authority's long term Local Plan for housing and jobs, which will set out development over the next 15 years. The exhibition, runs from 3pm to 7pm.

For special report on sites put forward for possible development across the area, see pages 14 and 15

STILL TO COME...



HOUSING PLANS

Find out what could be built in your neighbourhood.

pages 14 and 15

Newsdesk: 01233 623232

Residents discuss village development

Around 100 residents attended a meeting organised by Chilham Parish Council (CPC) to discuss possible future developments in the village.

The meeting at St Mary's Church last Wednesday was held to confirm a process to discuss the Ashford Borough Council (ABC) Local Plan site submissions for the parish up to the year 2030.

Residents were joined by Kent County Councillor Andrew Wickham, ABC ward member Doug Marriott and adjacent parish representatives and residents.

More than 160 new homes could be built in the parish, including at the recenlty approved Sawmills site.

Parish council chairman Alistair Ralph addressed the meeting, but a CPC proposal to hold a workshop with a cap of 35 residents was rejected, with residents demanding that anybody who wanted should be able to attend a series of workshops.

Cllr Marriott said ABC and KCC needed to address the issue of infrastructure, including road safety, schooling, medical facilities, broadband speeds and utility services such as phone lines, water, sewage and gas.

With the likelihood of an extra 500 new residents, he said infrastructure needed attention before a plan (due to be finalised by December 2015) could be considered in detail.

iii. Submitted Sites Consultation - List of Meetings

Day/ Date	Organisation	event	Time	Location
December 2013				
4th Dec (Wed)	Boughton Aluph & Eastwell	Presentation on LP process / NPs	7.00pm	Sandyacres Sports & Social Centre
January 2014				
9th January (Thurs)	Chilham PC	Q&A session – open to public	7.30pm	Old Wives Lees Village Hall
22nd January (Wed)	Parish Forum	Councillors meeting	7.00pm	Council Chamber
22nd January (Wed)	Willesborough CF	Intro.	7:30pm	Willesborough Baptist Church
24th January (Fri)	Mersham & Sevington / Village Alliance	Intro.	6:30pm	Farriers PH
30th January (Thurs)	Shadoxhurst PC	Intro. / discussion	7.00pm	Shadoxhurst Village Hall
31st January (Fri)	Woodchurch PC	Intro. / discussion	7.00pm	Woodhchurch Village Hall
February 2014				
3rd February (Mon)	Pluckley PC	Full site submission event	8pm	Pluckley Village Hall
11th February (Tue)	Aldington and Bonnington PC	Intro. / discussion re: Plan-it	7:30pm	Eco Centre in Aldington, Goldwell Lane
15th February (Sat)	Bethersden PC / Neighbourhood Planning	Exhibition	10 – 1pm	Bethersden Village Hall
20th February (Thurs)	Brook PC	Parish Council meeting	7:00pm	Brook Village Hall
25th February (Tues)	Charing PC	Intro.	7:30pm	Top Room, Charing Parish Hall

Day/ Date	Organisation	event	Time	Location
March 2014				
3rd March (Mon)	Hamstreet	Intro.	7:00pm	Hamstreet Sports Pavilion
4th March (Tues)	Brabourne & Smeeth	Full event	6.15pm	Scout & Guide Hut on playing field
11th March (Tue)	Wittersham Parish Council	Intro.	7:00pm	Club Room, Wittersham Village Hall
11th March (Tues)	Kingsnorth Parish Council	Intro.	6.30pm	Pavilion in Church Hill
12th March (Wed)	Mersham & Sevington / Village Alliance	Exhibition	2:00 - 8:30pm	The Forge
12th March (Wed)	Sandyhurst Lane Residents Association	Presentation / update on LP process	7pm	Sandyacres Sports & Social Centre
18th March (Tues)	Biddenden PC	Drop-in Followed by meeting	4-7.30pm	Biddenden Village Hall
20th March (Thurs)	Shadoxhurst PC	Exhibition	3 – 8pm	Shadoxhurst Village Hall
27th March (Thurs)	Aldington and Bonnington PC	Exhibition	3 – 7:30pm	Village Hall
28th March (Fri)	Kingsnorth PC	Exhibition	4 – 7pm	Recreation Centre
April 2014				
2nd April (Wed)	Kingsnorth PC	Exhibition	6 – 9pm	Kingsnorth C of E Primary School
3rd April (Thurs.)	Willesborough Community Forum	Intro.	2:00pm	Civic Centre

Day/ Date	Organisation	event	Time	Location
5th April (Sat)	Kennington Community Forum	Full site-submissions event	10 – 12 noon	St. Mary's Community Centre, Rylands Road
7th April (Mon)	Orlestone PC	Exhibition	3pm – 7:45pm	Hamstreet Sports Pavilion
8th April (Tues)	Central Ashford Community Forum	PC only meeting	7:30pm	tbc
17th April (Thurs)	Woodchurch PC	Drop-in exhibition, include post-it element	3 – 7pm	Woodchurch Village Hall - Annex
24th April (Thurs)	Charing PC	Exhibition	3 – 7pm	Charing Village Hall
25th April (Fri)	Wittersham	Exhibition	3 – 8pm	Wittersham Village Hall
May 2014				
14th May (Wed)	Willesborough CF	Open meeting	5 – 7:30pm	Willesborough Baptist Church
15th May (Thurs)	Smarden PC	Exhibition	2:30 – 6:30pm	Smarden Village Hall
June 2014				
18th June (Wed)	Tenterden Town Council	Exhibition	3 – 8pm	Assembly Room, Tenterden Town Hall
July 2014				
15th July (Tuesday)	Chilham PC	Exhibition	5 – 8pm	Chilham Village Hall
28th July (Monday)	South Willesborough and Newtown Community Group	Exhibition	5 – 7pm followed by CG meeting	Salvation Army Hall, Cudworth Road, South Willesborough

iv. Posters used at all events

In addition to large maps which showed the submitted sites in the relevant parish/area placed on exhibition boards, there were also information posters placed around the venue:

One poster provided a list of the site submitted and the proposed development (Aldington poster used as example below) and there were 2 general information posters:

Aldington and Bonnington Site Submissions Summary

Between July and September 2013, Ashford Borough Council held a 'call for sites' and requested that people send in details of any sites that were available for development, that they wished to be included as allocations in our Local Plan to 2030. These sites are the results of this exercise.

These sites are NOT being proposed by the Council. They are being assessed for their suitability for allocation through a technical assessment process.

This consultation is to enable residents to view the site submissions and make comments.

Status	Site Ref	Ward	Parish	Site Name	Proposed Use	Proposed development or Site area
Formal SS	SS1	Saxon Shore	Aldington	Coopers Field, Roman Road, Aldington	Housing	6-10 dwellings
Formal SS	SS2	Saxon Shore	Aldington	Land adjacent to 'By-The-Way', Frith Road, Aldington	Housing	2 dwellings
Formal SS	SS3	Saxon Shore	Aldington	Land south and west of Quarry Wood, Aldington	Housing	40-50 dwellings
Formal SS	SS4	Saxon Shore	Aldington	Land east of Goldwell Lane, Aldington	Housing & Community Facilities	2ha
Formal SS	SS5	Saxon Shore	Aldington	Land between Roman Road and Goldwell Lane	Mixed	4ha

plan-it ASHFORD
Planning our future together

ASHFORD BOROUGH COUNCIL
LOCAL PLAN TO 2030

CONSULTATION ON SITES SUBMITTED IN YOUR AREA

The Council are in the early stages of preparing a new **Local Plan to 2030** which will need to allocate sufficient land to provide for all new jobs and homes to 2030, as well as for infrastructure, retail, leisure and community uses.

In 2013 the Council issued a 'call for sites' which asked landowners / developers to put forward any land in the borough that they wished the Council to consider for allocation in the new Local Plan.

This exhibition shows all the sites that were submitted by landowners / developers in your local area.

Please note that these sites are NOT being proposed by the Council and have not been assessed for suitability at this stage

plan-it ASHFORD
Planning our future together

NEXT STEPS

This exhibition is a chance for local residents to comment on these submissions whilst the Council undertakes its own technical assessment of the sites which includes looking at environmental constraints, access, etc.

The technical assessments will then be considered along with the comments received from local residents.

This will then result in a shortlist of sites that may have some potential for allocation, and which will be considered in more detail at the next stage of the Local Plan's preparation.

Please complete a Feedback Form to enable your Parish Council or Forum to report back local views to ABC

v. Feedback Forms

Ashford Borough Council provided a template feedback form for use at the events. Each area's form was tailored with the return address requesting responses be sent to the relevant Parish Clerk. Most areas used this form, with the exception of few areas who produced their own forms. These are shown below:

ALDINGTON & BONNINGTON PARISH COUNCIL

THE FUTURE OF OUR VILLAGES - QUESTIONNAIRE

ARE YOU IN FAVOUR OF MORE DEVELOPMENT IN OUR VILLAGES? PLEASE GIVE REASONS:

WHAT FACILITIES OR AMENITIES DO YOU THINK WOULD IMPROVE OUR VILLAGES?

AS OUR VILLAGES GROW, WHAT IMPACT DO YOU THINK IT WILL HAVE ON OUR COMMUNITY?

DO YOU THINK OUR VILLAGES HAVE SEEN ENOUGH OR TOO MUCH GROWTH IN RECENT YEARS?

THANK YOU FOR TAKING THE TIME TO COMPLETE

NAME:

ADDRESS:

PREFERRED CONTACT DETAIL

HAMSTREET PARISH PLANNING CONSULTATION

MONDAY 7th APRIL

Hamstreet Sports Pavilion 3pm – 7:30pm

Ashford Borough Council are reviewing the Core Strategy and preparing a new Local Plan that will set out how the borough will develop in the future for the period up to 2030.

More houses are needed to accommodate existing residents of the borough as people are living longer, children leaving home, divorces etc. Also to complement a growth in jobs in the borough.

As part of this process the Council needs to make sufficient land available for development. Last year ABC asked landowners / developers to make them aware of any sites available for development.

This is your opportunity to view the sites that have been submitted in the Hamstreet area and to let the Council know what your views are on these sites.

These sites have not yet been assessed by the Council so it is not yet known if they will be suitable or deliverable.

YOUR OPINION ON THESE SITES IS NEEDED.

YOU MAY FEEL THAT HAMSTREET DOES NOT REQUIRE FURTHER DEVELOPMENT

OR

YOU MAY WANT TO SEE MORE HOUSING AND DEVELOPMENT IN HAMSTREET.

On Monday 7th April from 3pm to 7.30pm there will be an exhibition in the Hamstreet Sports Pavilion. On display will be the sites put forward by landowners / developers. This is your chance to put forward your views.

If you are not able to attend the exhibition could you please answer the questions below and send your answers to The Parish Clerk, 37 Hillbrow Road, Ashford, Kent TN23 4QH or email them to stiffells@btinternet.com.

Thank you

Q. Would you like to see more housing development within the village and surrounding area of Hamstreet?

1. If so Why?

2. If not Why?

vi. Consultation feedback

Set out below are the main issues raised by Parish Councils and Community Forums that have held exhibitions or meetings during this informal stage of consultation. A number of Parish Councils with site submissions in their area did not hold exhibitions, but have still supplied Ashford Borough Council with a response.

ALDINGTON AND BONNINGTON

Submitted Sites within Aldington and Bonnington Parish

Site Ref.	Site Name	Proposed use, development or site area
SS1	Coopers Field, Roman Road, Aldington	Housing, 6-10 dwellings
SS2	Land adjacent to 'By-The-Way', Firth Road, Aldington	Housing, 2 dwellings
SS3	Land south and west of Quarry Wood, Aldington	Housing, 40-50 dwellings
SS4	Land east of Goldwell Lane, Aldington	Housing & Community Facilities, 2ha
SS5	Land between Roman Road and Goldwell Lane	Mixed, 4ha
SS6	Land at Bonnington	Housing, 1.18ha
SS10	The Paddock, east of Bonnington Court	Housing, 10 dwellings
SS11	Land north east of Bonnington Court	Housing, 25 dwellings
SS55	The Paddock, Vale Farm House, Mill Lane	Housing, 3-5 dwellings
WE1	Frith Field, Aldington Frith	Housing, 40 dwellings

Public Exhibition held on 27th March 2014 by Aldington Parish Council at Aldington Village Hall

Response from Aldington and Bonnington Parish Council

Aldington and Bonnington Parish Council have chosen to report collectively on the general feedback on all sites within their area, and not to comment specifically on each site individually. Around 130 people attended the consultation and 75 questionnaires were completed and returned. A number of comments were also received by email.

Aldington and Bonnington PC and the residents who participated in the recent consultations are not adverse to sympathetic and appropriate house building within the area; Whilst it is recognised generally, and through the local need housing survey of 2012 that there may still be a need for additional housing within the area, it is considered that due to considerable amount of recent development, Aldington has already contributed adequately to Ashford's housing development plan.

More than 90% of those who completed a questionnaire responded that further development over and above those currently planned in the core strategy, and Tenterden DPD would be unreasonable and not feasible due to a serious deficit in adequate infrastructure to meet the needs of further building.

Aldington has currently 503 residences and a total population of just over 1248 according to the 2011 Census, and has grown more than a staggering 27% in the past few years. Since 2007 a total of 87 dwellings have been built; Extra Care Homes in Calleywell Lane will contribute an additional 34 dwellings, Aldington Abattoir – Roman Road – currently under completion, an additional 12 dwellings & Quarry Wood an additional 40-50 dwelling adding a total of 86-91 additional dwellings. This will increase the village dwellings by a further 18% and brings the overall increase in size almost 45% since 2007.

With the potential numbers of residents rising as a result of planning developments by a further 200-250, Aldington's growth catapults it ever closer to becoming a small town rather than a village, but without the necessary infrastructure to match this growth.

Key factors that inhibits further sustainable development is the sparse provision of public transport – with no rail connection residents without motor transport need to rely on the local bus service that runs during the week between 07.30 and 18.24. There are no buses at weekends or Bank Holidays. There is no direct service to local Doctors surgeries or to the local hospitals, nor an evening service that could accommodate young people.

Road usage is a major concern with the need for traffic lights a consideration at the entrance to Aldington immediately prior to the Mill bridge on Station Road speed restrictions, and HGV specified routes, as a prerequisite to any further development, whether windfall, infill or otherwise.

Parking is of major concern – new developments within ABC enjoy higher parking allocation requirements than in other Boroughs. Nevertheless, parking in the recent developments such as Celak Close and Aldington Meadow, has been found to be wholly inadequate, and residents are concerned that future developments whilst satisfying planning requirements, will create even greater parking problems than at present – in an area where roads, are small and narrow.

Reasoning

The Process followed by Ashford Borough Council to consult with residents about new development has been embraced by the Aldington & Bonnington Parish Council, and its residents, proactively, as there is a good deal of concern in the village about the pace of development. The enclosed questionnaires that have been completed by residents, show clearly that there is not an aversion to development, rather a grave concern that Aldington's growth has been to rapid, without sufficient consideration for the infrastructure of not only the village itself, but also the surrounding villages that make up the area called Saxon Shore.

Infrastructure concerns

Parking and public transport

New development brings families with more cars (minimum 2 per household) in an area where Parking is already an issue. Whilst new homes built under Ashford planning authority, enjoy a greater requirement for off street visitor parking, there is clear evidence that building within the Aldington confines, would contribute negatively to parking stresses unless an even greater requirement for parking is met by the developers over and above the current minimum set by planners.

New development brings more residents that need to travel by car or by bus to services that are not supplied within Aldington. There is no direct bus service to the Local Hospital, no bus service at weekends, and a restricted service during the week, to Ashford.

Children and young teenagers are disadvantaged therefore when it comes to travel to activities outside Aldington, and need to rely on parents to ferry them to and fro.

Those without a car – older, infirm or disabled, need to take a day trip when going to hospital as the service provided means travelling first into Ashford, then changing busses to go to the William Harvey – making an 8 or 10 hour day just to visit the hospital, a reality.

The concern about bus services was the biggest single issue that came out of the consultation from almost every single resident, whether for or against further development. It is felt that a community can only by in a position to develop and thrive, when it has adequate links to the outside for its residents. Whilst it is understood that provision for services needs to be matched by need and financial constraint, it is considered that a major review and overhaul of this service needs to be undertaken prior to any future development.

Road usage

Whilst Road Traffic assessments have been carried out for recent developments, the residents feel very strongly that future development must be halted unless serious consideration is given to the future of Aldington's Road infrastructure. Traffic assessments, tend to show statistically that Aldington's roads can cope with the

increase in traffic, and this are negated as a factor against development. However, residents who use the roads on a daily basis, experience something quite different:

Due to the volume of traffic at peak periods – mornings with residents travelling out of and into Aldington to work, to the Train station in Ashford, on the school run, in the evenings in the return, and at weekends the roads are overloaded, dangerous and hazardous. Naturally, without adequate bus services, the roads are the only means of access and exist to and from Aldington.

Consideration needs to be given to greater use of speed limits in certain areas, such as Roman Road, Station Road and Callywell Lane.

Use of Traffic lights on the extremely hazardous point between the Mill and Aldington, by the Bridge is long overdue.

Added to normal resident traffic, the roads in recent years have been increasingly used by HGV's as local farmers have diversified, and as a connection route for other villages in the area. Whilst no resident has voiced a view against diversification in this manner for Farmers, they experience first hand through cup up verges, damaged roads, potholes that go unrepaired or need constant re-repair and the difficulty of such vehicles negotiating the small roads, at first hand. Further resident traffic, will only exacerbate this – unless a major review and restructure of how Aldington's roads can cope is not only undertaken, but also implemented.

Services

The area is serviced by local Doctors surgeries in Sellindge and Hamstreet. Currently, there is great unhappiness that no Doctors surgery is available in the village, and some difficulties have been experienced with waiting times for appointments in the 2 appointed surgeries. Due to the poor bus service, those without transport, again face an all day excursion to attend a doctor appointment. This will be exacerbated by the extra car home that is due to commence build in August, and will be greatly affected by more development.

The local shop and Post Office, is limited in the service that it can offer, and due to stiff competition form supermarket chains. The local Spar in Smeeth, and the Co-op in Sellindge fill the gap of providing chain service and prices in a local environment. Again however, with no direct bus service to Smeeth, those with a car, thus disenfranchising many, can only reach this service. Weekly shopping is undertaken by those bus bound, once a week to Rye, which although a trip out, hardly succeeds in supporting the local economy.

Affordable Homes

The Local Needs Survey has highlighted a further need for homes in the area – most of these needs will be met by the current building developments that are currently in

progress, if adequate consideration is given to enabling the affordable homes to be used for the local need.

It is fair to say that a large degree of the unhappiness with the Aldington Meadow site, and other affordable projects, is that residents who can prove a need, seem to have to struggle, in order to be considered for these homes. If a single young person can demonstrate a need and fulfils the criteria, having a connection, family and a job in the area, they still struggle to be prioritized when considered against a family that do not show as greater a connection. In the case of the Meadows, this has resulted in some residents being awarded homes that were from outside the area, who are in some cases, unhappy about the rural location, lack of public transport, and who tend not to integrate fully in village life. Whilst the village welcomes all newcomers, it is understandable that when affordable homes that can be considered for local needs come up, those with a connection wish to know that they have a real chance of securing a home. This is not to say that residents have not benefitted – as clearly, a number of families have been successful and now reside in the local needs homes in the village, but residents feel greatest consideration needs to be given to those who come from the area.

Further, the Parish Council carried out its own survey and found there to be a greater desire for Part Buy Local Needs Homes rather than rentable local needs. The findings show that residents wish to put down roots and omit financially to their own home. Aldington and Bonnington Parish Council welcomes this, as it can only be good for the community as a whole. Residents who take ownership, and are financially committed, tend to have a greater duty of care in their home, and a desire to integrate fully into village life.

The School

Some residents, who are worried that there will be no capacity, have raised this as a concern. It is something that ABPC wish to have noted as worthy for consideration – but currently, due to a recent expansion, the school has adequate capacity to meet the needs of increased children in the village. Currently, a number of those attending the school come from outside Aldington.

Rural Broadband

Although a system is being rolled out, Aldington has had to resort to its own devices in seeking a sensible rural broadband solution. In the day and age of technology, and considering some of the local business that have their base in the area, and the need that an increase in children of school age brings, the provision of a credible broadband service must be provided going forward.

Quality of Build

A major concern to villages is the quality of build of any new development that is undertaken in Aldington.

The Aldington Meadows site has been blighted with structural and building problems, and with poorly maintained affordable homes and a development that has wholly inadequate parking. From the outset in negotiations with Taylor Wimpey, the need to deliver a quality build has been the central issue for residents. Large developer insistence on using NHBC, may be something that is difficult for the local planning authority to negotiate but it is an immovable condition for Aldington as a result of the recent past debacle that is still on going and still disenfranchising residents in the area.

Drainage

Overflow from drainage and sewage systems on Forge Hill, and on Aldington Meadow have been proven in recent years, is due to an inadequate system being unable to cope with the increase in usage due to development – this would need to be addressed.

Summary

With the pace of recent developments Aldington and Bonnington residents, feel that collectively, enough building has gone on, and that the area needs a breather up until 2030 to take stoke, and to address some of the mentioned infrastructure concerns. The resident feedback is clearly not averse to future development; simply that infrastructure improvement needs to keep pace with housing and commercial increase.

Further, the Parish is aware that there may be further infill, windfall, and exception sites that come up in the period 2015-2030, that will contribute further to increasing the size of Aldington. For this reason, the residents feel there is a strong case to grant that no further planned developments be incorporated in the updated Core Strategy and Tenterden and Rural Sites DPD, going forward to 2030. Once infrastructure improvements are undertaken, the Parish Council would be happy to consult residents again on any future developments.

Mersham & Sevington Parish Council and Village Alliance. WE1 - constitutes over development of a rural sites, lies outside the village envelope.

Individual responses were also sent to the Borough Council:

WE1: open countryside, greenfield, out of scale with local area, base of slope, liable to flooding, out of village confines, road condition and capacity concerns, no mains drainage, no gas, no street lighting, no safe road access from site, land only suitable for farming.

SS3: too many houses on site, no commitment to good quality houses, no pavements, concerned that Taylor Wimpey will not keep promise to respect Quarry Wood trees, no good bus service, ongoing disruption to village life (Meadows, Jarvis,

school extension, Housing 21, Quarry Wood), medical facilities to meet demand, shop too small.

APPLEDORE

Submitted Sites within the Appledore Parish

Site Ref.	Site Name	Proposed use, development or site area
IO1	Land south east of May House, Tenterden Road.	Housing, 3-4 dwellings
IO2	Land rear of Appledore Village Hall and Doctors Surgery	Housing (some local needs), enhanced surgery with small business unit
IO22a	The Walnut Field, land between Tenterden Road and The Street	Housing, Approx 36 units
IO22b	The Quillet, Court Lodge Road	Housing, 4 units
IO23	Land at 1 Street, Appledore	Housing, 10 units

Appledore Parish Council did not respond to our letter and no event was held.

BETHERSDEN

Submitted Sites within the Bethersden Parish

Site Ref.	Site Name	Proposed use, development or site area
WC72	Great Chart Golf Course, Bears Lane, Great Chart	Housing, 11ha
WC1	Land to the East of Bethersden	Housing, 0.83ha
WC2	Land to the rear of proposed development off Mill Road, Bethersden	Housing, 10-15 dwellings
WC3	Land fronting Mill Road and Old Surrenden Manor Road, Bethersden	Housing, 20-30 dwellings
WC4	Land to the north of the A28 off Forge Hill, Bethersden	Housing, 30-35 dwellings
WC5	Land at Church Hill	Housing, 40 dwellings
WC31	Field opposite Mill House, Bethersden	Housing, up to 4 dwellings
WC34	Plot of land between Lovelace	Housing, 10 dwellings

	Court and Lovelace Oast and Farm Buildings	
WC72	Great Chart Golf Course, Bears Lane, Great Chart	Housing, 11ha
WC87	The Beeches and Bailey Fields, Ashford Road, Bethersden	Housing, 1.63ha

Bethersden Neighbourhood Area was approved by Cabinet on the 13th February 2014. All sites within this area will be assessed by Bethersden Parish Council through the neighbourhood planning process.

BIDDENDEN

Submitted Sites within the Biddenden Parish

Site Ref.	Site Name	Proposed use, development or site area
BD1	Priorywoods, Tenterden Road, Biddenden	Gypsy, 4 acres
BD2	Rose Garden Paddock, Hareplain Road	Gypsy, 2 pitches
BD3	Land at Foxwood Farm, Cranbrook Road, Tenterden	Housing, 5 dwellings
BD4	Land adjoining Gate House, Biddenden	Housing, 12 dwellings
BD5	New House Farmland, Biddenden	Housing, 10 dwellings
BD6	Newcastle Farm Field, Newcastle Corner, Headcorn Road	Housing, 1.4ha
BD7	Little Crampton Meadows	Housing, 14 dwellings
BD8	Land at North Street	Mixed, 3.2ha

Public Exhibition held on 18th March 2014 by Biddenden Parish Council in Biddenden Village Hall

Response from Biddenden Parish Council

Biddenden Parish Council discussed the site submissions following the exhibition on the 18th March and concluded that it is not possible to make any informed decision without further information about outcome of the technical review of the sites has been completed. The Parish Council would therefore expect there to be further opportunities for consultation once the technical review has been completed.

The Parish Council would also expect to see more details of the nature of the development for site which pass the technical review, particularly light industrial use.

The Parish Council would like to point out the following:

- The ABC Tenterden and Rural Sites DPD identified one site in Biddenden for development (10 houses adjacent to Sandeman Way) – although the site has had planning permission granted, no houses have yet been built.
- There are ongoing discussions for the provision of 12 Local needs houses, which it is anticipated will be on an exception site. This is in response to the 2012 Local Needs Housing Survey carried out by ABC.
- There are several infill sites in the village currently under construction.

These will provide 25 houses in the next five year period. Approximately equal to the number of new houses built in the last ten years.

The Parish Council also noted that there are plans for large developments in nearby communities (such as Tenterden, Ashford, and Staplehurst). These will all impact on Biddenden, and the services it has access to (schools, transport, medical services).

The parish prepared a Community Led Plan in 2013 – this also gives guidance as to housing needs. Whilst the Parish Council understands that much may change between 2014 and 2030 in terms of village needs, it does not believe that there is a need for any significant housing development in the village outside the approximate 25 homes already mentioned during the next 5-7 years.

Summary of feedback following exhibition, including individual responses subsequently submitted to Ashford Borough Council or Parish Council.

BD1 Priorywoods, Tenterden Road: 25 objections, 2 in support, most objections related to access and poor highway access points, the site being too large and impact on character of village, no footpaths to walk into Biddenden safety, site in the countryside, impact on woodland.

BD2 Rose Garden Paddock: 12 objections, drainage, harmful to character of the village, no more gypsy sites in Biddenden, springs in bank above existing dwellings, very busy road, spoil rural area; 1 support (1 pitch could be allowed).

BD3 Land at Foxwood Farm: 5 objections, 10 in support, access issues, too far removed from village, enjoyment of woodland, support (road would need resurfacing).

BD4 Land adjoining Gate House: 8 objections, 1 in support, previous applications refused on appeal justification for refusal still stands, outside village confines, unacceptable impact on Townland Close.

BD5 New House Farmland: 1 objection, 2 support, access issues, suitable for starter homes

BD6 Newcastle Farm Fields, 7 objections, 2 support, busy main road and dangerous exit, too large, too far from village centre, inappropriate for large scale housing, flood risk, loss of farmland, suitable for housing/commercial to match surrounding if road issues resolved.

BD7 Crampton Fields, 15 objections: No public transport, narrow country lane, no access to major roads, access from main roads would also increase traffic on 3 particular dangerous corners/turnings near the site (at the Raja of Kent/Dashmondon and off Pot Kiln Lane into small lane adjacent to the site) too far from village, too many houses on small site, no mains gas or sewerage, no drainage, poor water pressure, electricity supply barely adequate, poor broadband provision, good quality grazing land, green field would ruin the tranquillity and beauty of the area to the detriment of any nearby existing dwellings, entirely rural setting serving neither community (High Halden, Biddenden), high visual amenity.

BD8 Land at North Street, 5 objections, 5 in support, mixed views on access, if site includes doctors surgery (or other community facilities) it would be a beneficial development, cannot support without details of what the proposed mixed use is – this was a common theme. Small amount of development here would be acceptable but not whole site proposed. Site proposed is too big. This would be a good location for starter homes 2/3 bed. No industrial use.

General comments: Keep building out of the village, outskirts better, centre cannot cope with more housing, sewage works won't cope with extra, Biddenden should remain a village not grow into a town, more sustainable housing needed in Biddenden and elsewhere in Kent. Sites should be chosen for 'greatest good', regardless of a few having their view compromised. Careful consideration should be given to housing styles and design to ensure development is in keeping with surroundings. Small developments of 10-15 houses would be most suitable.

BOUGHTON ALUPH & EASTWELL

Submitted Sites within the Boughton Aluph and Eastwell Parish

Site Ref.	Site Name	Proposed use, development or site area
BAE1	Lenacre Hall Farm, 393 Sandyhurst Lane	Mixed, 100+ dwellings, leisure and sheltered housing
BAE2	Former Sandpit, Sandyhurst Lane	Housing, 15 dwelling
BAE3	Land adjacent to Gardeners House, Faversham Road	Tourism/Visitor
BAE4	Land at Rook Toll, Boughton Lees	Housing, 6 dwellings
BBAE1	Ashford Golf Club, Sandyhurst Lane	Mixed, 100+ dwellings and associated uses
BBAE2	Land at Eureka Park (Policy U17)	Mixed, 100+ dwellings, commercial and flexible uses

Consultation response from Boughton Aluph and Eastwell Parish Council

Overwhelming feedback from residents is that BAE1 is totally inappropriate for development, extending beyond what has been a historical boundary between town and country.

BAE2, because of the nature of access to Sandyhurst Lane and the scale of development, was also not a suitable site, with residents again against the proposal.

BAE3 and BAE4 both suffer from access onto the A251 and local residents were opposed to what they felt would be inappropriate and potentially dangerous development alongside what is already a busy main route.

As a parish, we have seen large scale development take place, which has altered the nature of what was once a predominantly rural environment. Our roads have quickly become more congested and proposed development elsewhere north of the M20, would it appear make matters worse for residents. There are already significant planning permissions granted for housing growth for housing south of the M20, where the road system has been built to handle this increase. The need for substantial additional housing in the Borough is questionable and if it is shown that there is a need, then everything should be done to ensure that development is not to the detriment of existing residents, whose well being should be at the forefront of any planning decision.

It must be stressed that the Parish Council is not against development, but that any development should be appropriate to the environment and sympathetic to the character of the location. Both sites at BBAE1 and BBAE2 could provide opportunities within the parish, to provide a range of housing, employment or leisure

facilities that it is hoped will be identified within the Neighourhood Plan process and which the Parish Council together with the residents hope to promote and agree with Ashford Borough Council.

Kennington Forum have already submitted their concerns to ABC over the scale of the development, which would substantially alter the nature of the area and would lead to increased road congestion, which in turn would impact upon the neighbouring parishes, including Boughton Aluph and Eastwell.

The previous Local Plan saw developments north east of the A2070, Willesborough Road and development behind Ball Lane removed after consideration by the Planning Inspector, who found them to be unsound.

The Parish Council believe that the reasons for excluding these sites from the previous Local Plan still apply and are fully supportive of Kennington Forums' call for these sites not to be included in the new Local Plan.

Sandyhurst Lane Residents' Association: Objection. We have serious concerns that the following sites, if adopted would lead to very significant detriment to the area in terms of social, environmental and transport issues: Lenacre Hall Farm (BAE1); Former Sandpit (BAE2). Some of these sites have already been rejected in previous planning decisions and all of them are, in out view, unsuited to development.

BRABOURNE AND SMEETH

Submitted Sites within the Brabourne and Smeeth Parishes

Site Ref.	Site Name	Proposed use, development or site area
SS7	Land at Church Road	Housing, 8 dwellings
SS8	Old Builders Yard, Plain Road	Housing, 20 dwellings
SS9	Land to west of Station Road, Opposite Evegate Business Park, Smeeth	Mixed, Commercial and retail with residential above
SS29	Land rear of Fortescue Place, Calland	Housing, 50 dwellings
SS54	Additional land on Church Road	Housing, 21 dwellings

Public Exhibition held on the 4th March 2014 jointly between Brabourne Parish Council and Smeeth Parish Council at Brabourne and Smeeth Scouts Hut.

Response from Brabourne Parish Council

Brabourne Parish Council welcomes the opportunity to comment on sites submitted. No sites were put forward in Brabourne, but 5 were submitted in the neighbouring parish of Smeeth. The 2 parishes have close links and therefore any proposal impacting on Smeeth would also affect Brabourne.

Brabourne Parish Council is only making general comments at this time, and will comment further when the draft Plan is out for consultation. A recent survey of housing needs in the 2 parishes (Brabourne and Smeeth) identified a need for 40 homes for local people/families, and therefore some development is required, but should be limited; the priority should be for Local Needs Housing to address this need. Infilling would be supported, rather than an expansion of the village envelope into surrounding greenfield sites with the loss of agricultural land.

When assessing the scale of any possible development in Smeeth, consideration of the impact on the parishes' infrastructure should also be made: Brabourne Primary School has very limited available capacity for more pupils; Smeeth Primary School however has spare capacity, and takes pupils from other parts of the borough. Any development of significant size would have a knock-on effect elsewhere in terms of school places. The village GP's surgery has closed and residents, in the main, use the surgeries in Sellindge or Wye. Additional significant development would add to the pressures already experienced by these surgeries. The route into the villages is via winding lanes, unsuited to large volumes of traffic – any large-scale development would generate a large number of additional movements, thereby impacting on the quality and enjoyment of the existing residents of the villages. The existing sewage disposal system is near capacity. Surface water drainage is also an issue in the

village. Additional significant development will create more surface water discharge and increase the risk of further flooding.

Brabourne Parish Council supports Smeeth Parish Council's comments on the site submissions.

Response from Smeeth Parish Council

In summary: Smeeth Parish Council response to the Site Submissions has been developed from discussions held at parish council meetings, views expressed by residents at public meetings and from information drawn from the research currently underway to develop a Community Led Pan for Smeeth and Braboune.

General comments; Smeeth Parish Council is not averse to sympathetic and appropriate house building within Smeeth and recognises the need for additional housing within the borough; The most important housing need within the village is for local-needs housing; 70% of residents, who responded to a recent survey on future plans for the village, said that any new developments should not be larger than 10 properties; The current infrastructure, especially roads and footpaths, is not to a standard that would support any significant expansion of the housing stock; Smeeth Parish Council consider site submissions SS7, SS8, SS9 and SS29 could be sympathetically developed (with certain provisos), however, the Parish Council does not support development of SS54.

SS7 Land at Church Road: supported, would be best suited to providing properties suitable for elderly residents or empty nesters downsizing, thus releasing larger properties for use by families.

SS8 Old Builders Yard: supported, within the curtilage of the 'Old Builder's Yard' brownfield site but not the destruction of the adjacent woodlands.

SS9 Land to west of Station Road: supported, with the creation of new businesses and jobs, is to be encouraged; however, matters of road safety and pedestrian access along Station Road, as well as traffic management issues where Station Road joins the A20, will need to be addressed;

Provided access and environmental issues around SS29 can be satisfactorily addressed this site could house a significant number of new homes;

SS54 Additional land on Church Road: not supported, considers any such development would be an overdevelopment and out of keeping with the character and nature of the area;

The effects of any developments outside Smeeth that may impact on shared services such as doctors, schools and the infrastructure should be taken into account during the planning process.

In more detail: In the last 10 years (June 2004 to April 2014) there have been 17 new-build homes created in Smeeth of which 11 are local needs housing. In a survey carried out in 2011 a need for 40 local need homes was identified within the conjoined villages of Smeeth and Brabourne[1]. At the time the survey was carried out 20 homes were required immediately with an additional 18 being required with three years (i.e. by 2014); of the 40 interested parties 18 expressed a preference for shared ownership.

Coincidently, but in parallel, a survey separate to that being conducted by the Plan-It team was also conducted in Smeeth and Brabourne as part of creating a Community Led Plan for both villages; this involved a questionnaire being supplied to every household. Of the 1074 questionnaires sent out 240 were returned (22%). Question 1 addressed the issue of future housing developments with a particular emphasis on the number of properties being constructed at any one location. 217 people replied to this question and, while the results of the survey have yet to be formally agreed, a provisional[2] count of those replies shows that 70% expressed a preference that no one development should be larger than 10 properties.

In the parish of Smeeth there is a dearth of small local needs housing, affordable housing and properties for the elderly and empty-nesters wishing to downsize but remain within the village.

Demography

According to the 2011 census there are 924 residents in Smeeth as follows: over 60 – 288, 18 to 60 – 414, 10 to 18 – 113 and 109 below 10. The average family size is 2.6 people, which begs the question as to whether the village needs significantly more 4/5 bedroom properties?

General Comments

Smeeth Parish Council recognises the need to build new homes in the South East and the requirement to do so placed on ABC by Central Government.

There is a need for additional housing within Smeeth.

There is a significant shortfall of one and two bedroom starter homes and for bungalows suitable for the elderly or empty nesters wishing to downsize.

Our most pressing need for new property is for Local Needs Housing.

New developments should be small and appropriate to the location so as not to adversely affect the nature and character of the village.

Development should be managed so that additional housing is built progressively, over a number of years, to avoid a sudden escalation in the housing stock.

The existing infrastructure is unable to support significant increase in the housing stock or other development. Improvements in footpaths, road layout and street lighting should be incorporated into any future developments that are approved. An increase in traffic, both from new residents and those servicing their needs, would put additional strain on the existing roads and footpaths which, if not improved, would adversely affect the quality of life in the village and raise serious road safety concerns.

Developers and planners should also be mindful of the knock-on effect of developments not just in Smeeth but also in local and/or adjacent Parishes. *For example*, Smeeth and Brabourne fall within the catchment area of Sellindge Surgery and thus the ability of Sellindge Surgery to absorb (or not) significant numbers of additional clients should be taken into account within the planning process. The creation of a significant number of houses across Smeeth *and* the adjacent Parishes *or* adjacent Boroughs will need to be managed in such a way as to ensure that shared services such as surgeries, schools and the infrastructure are not overwhelmed. This may mean having a suitable tool in place to conduct a *cumulative* total impact assessment, at the time of each planning application.

Individual Site Submission Policies

SS7. Land at Church Road.

While not opposed to a modest development at this site we feel that if this were to go ahead it should be designated as a site for properties suitable for the elderly wishing to downsize, thus releasing existing, larger housing stock for families. The location is within easy and level walking distance of bus stops and is one of the few locations within the village to have continuous pavement access to the local shop and post office, thus making it a particularly attractive site for properties intended for the elderly and less mobile among us.

SS8. Old Builder's Yard, Plain Road.

We support the use of this site for a small housing development of up to 8 properties. We do not support the building of houses on land beyond the original brownfield site or the destruction of the adjacent woodland to further extend the site.

We have concerns regarding vehicle and pedestrian traffic issues as regards the access point for this development where it joins Plain Road. Plain Road is subject to use by heavy goods vehicles, a regular bus service and farm traffic, and is a commuter and school run. There is a downhill incline with a left hand curve at this point. Plain Road is subject to 30 mph speed restrictions, however, traffic regularly exceeds this, sometimes by a significant margin. (40% of the vehicles travelling into and out of the village via Plain Road have been measured and recorded at or greater

than 35mph; of the remaining 60% of vehicles, 40% were under the 30mph speed limit and 20% were travelling at speeds between 30 and 35mph).

In addition the visibility for traffic joining Plain Road from this site is restricted by the existing properties. Thus drivers, attempting to exit into Plain Road, could suddenly find themselves confronted by a vehicle appearing within 40 yards and travelling at a speed of 45mph. (N.B. Vehicles travelling at 45mph have been recorded on Plain Road, at this location.)

Individual objection to SS8 also submitted alongside Smeeth Parish Councils response from a local resident. Outside village confines, would involve destruction of valuable coppice/woodland which is habitat for a wide variety of flora and fauna. Aesthetically important backdrop to large part of village, protection against noise, air pollution, development would increase traffic flow. This part of Plain Road is a 'rat run' with many car exceeding speed limit. Small number of properties could be built on Builder's Yard, preferable to light industrial units (current approval). Access to the village from the A20 is limited, Church Road crossroads dreadful record of accidents.

SS9. Land west of Station Road, opposite Evegate.

In general we are in support of the development of this site.

We recognise that there would be a loss of agricultural land and we do not take this lightly. However, against that a commercial or mixed commercial/residential development would create new jobs and business opportunities.

Again there are infrastructure issues that would need to be addressed. Station Road is an unclassified country lane. It joins the A20 at the Smeeth Cross Road where traffic, wishing to proceed into Smeeth, has to cross the A20 into Church Road. There have been numerous traffic collisions at this location including, historically, fatalities. In addition, when Operation Stack is in place all the M20 traffic is diverted onto the A20 significantly increasing the dangers of using this junction. Any significant increase in traffic using Station Road could only be countered if a substantial improvement in traffic management were made at the Smeeth Cross Road.

At the moment there is no access to Station Road or Evegate by public transport. There is no footpath in Station Road and the existing footpath on the A20 towards Sellindge is virtually unusable as a result of lack of maintenance by Kent County Council.

It should also be borne in mind that the Caldecott Institute children's school is located in Station Road between the A20 and the proposed site; if this development were to go ahead there *must* be a footpath between the A20 and the development in order to also provide safe access to the school and any new development.

SS29. Land at the rear of Fortescue Place, Calland.

We support a housing development on this site but feel that 50 properties are too many. We would support a development of up to 40 properties. We do, however, have several concerns that would require satisfactory resolution. They are:

Access on to Plain Road via Ramstone Close or via Calland is problematic. Plain Road is narrow, subject to use by heavy goods vehicles, a regular bus service and farm traffic, and is a commuter and school run. The junction with Ramstone Close is at the top of a short but steep incline with inadequate splays. There are no footpaths at this location. In addition there are bus stops within a few yards of this junction.

Calland joins Plain Road at the foot of a Woolpack Hill which is also subject to a right hand bend as you travel down the incline; as a result visibility for vehicles exiting Calland is somewhat restricted. In addition both Woolpack Hill and Plain Road are subject to a significant speeding problem.

As noted above in SS8 40% of vehicles are travelling in excess of 35 mph on Plain Road.

Part of SS29 is subject to flooding. In view of recent weather patterns and climate change projections we would need to be satisfied that future residents were adequately protected.

To comply with Policy CS12 of the Core Strategy, 35% of houses should be affordable with an emphasis on local needs.

SS54. Additional Land on Church Road (Abutting SS7) We are not in support of development at this location. While SS7 could be sympathetically developed we feel that SS54 would be overdevelopment and out of character with the existing housing stock, which is linear, along Church Road.

Exhibition write-up on post-it notes, held on 4th March 2014

Object to development in general:

- Traffic congestion is already bad in the village with vehicles parked on footpaths – the roads are too narrow, A20 cannot take more traffic (18 responses)
- School times traffic is bad (6 responses)
- Church road has been closed for 5 weeks due to flooding (3 responses)
- Church road access is very bad (3 responses)
- Lots of accidents on roads/ speeding is a concern (5 responses)
- Insufficient infrastructure (5 responses)
    - No local GP (2 responses)
    - Schools full (5 responses)

- If all these site went ahead this would be approx. 80 dwellings – there are no jobs available for these people and the Town Centre is a retail desert
- One of the things that makes the village special is the rich tapestry of people that have moved there over the years, by introducing mass housing this would have the effect of taking away this tapestry. Is this taken into account?
- Buses to the village stop to early (2 responses)
- In danger of making village a conurbation of Ashford Town (3 responses)
    - I live in village because of size – don't want expansion (2 responses)
- No street lighting
- Poor footpaths (3 responses)

Support development in general:

- There is a need for local needs housing in the village (11 responses) - not affordable (3 responses) (Local Needs is priority, then affordable then open market - 1 response)
- All sites suitable for local needs (2 responses) – not travellers sites (1 response)
- Needs to be a balance of local needs housing and small scale development to a maximum of 10-12 dwellings if local infrastructure and A20 can support it (2 responses)
- Support small development up to 5 dwellings (2 responses) – build your own home acceptable
- We need slow and steady development – 10 houses every 7 years – it will maintain services and schools
- Sites of 10 acceptable (2 responses) Sites over this are not sympathetic to village (no more than 20 though)
- No more than 50 for whole village - no more than 25
- Build more bungalows to allow downsizing and release the larger homes for families with children (2 responses)
- Build on outskirts rather than centre of village
- Developers should fund improvements to roads and footpaths (2 responses)
- No objections to any proposals providing services and facilities are achieved – widening of roads, traffic lights
- The village needs to be brought together – there is an area of land between village hall and village that should be developed

SS29- Land rear of Fortescue Place, Calland:

Lots of objections to this site -

- Flooding concerns:

    - Land Boggy/wet (11 responses) - Fence posts next to site rot due to wet
    - Natural Spring (7 responses)
      1 resident at 'woodland's has the right of access to this spring in their deeds to carry water from the spring
    - Development of site will cause flooding as stream runs through it (8 responses)
- Do not support due to Impact on neighbours/house prices (5 responses)
- Heritage/archaeology site (4 responses)
- Plain road has no footpaths – if developed footpaths must be provided (2 responses)
- Would spoil view for existing residents and de value their houses (3 responses)
- Site could not accommodate recreation area due to the poor ground quality
- There is protected wildlife on this site – Slow worms and glow worms, great crested newts, snakes etc. (11 responses)
  1 person suggested it should be an environmental reserve
- There are easements and rights of way on this land
- Access/traffic concerns: (18 responses)
    - Plain Road/ Canterbury Road junction is dangerous
    - Access through Ramstone would be dangerous, narrow (6 responses)
        - steep, noisy and dusty. Knocking down bungalow won't widen the access. Lorries would not get through etc
    - Access through Calland dangerous, narrow, steep, noisy and dusty.
    - Church road & Calland are already too busy (2 responses)
    - The pedestrian access assumed is over private land where for over 25 years no access has been used
- Would be good to see a play area/social building on this site
- 50 houses is too many (4 responses)
    - Could part of the site nearest Fortescue place just be developed?
    - 20 maximum on this site
    - Local needs would be acceptable

SS8- Old Builders Yard, Plain Road:

- Site has been extended outside original perimeter to appear larger – poor infill
- This site is woodland (4 responses) (used by walkers & dog walkers)
- 20 houses is far too many for the site (2 responses)
    - Smaller development of 8 would be acceptable
    - Limited housing is preferable to industrial and/or commercial development which already has permission
    - Housing should be limited to 20 max
    - Suitable for local needs

- Access to site is dangerous (4 responses)
    - with blind bend at top of plain hill and there is a children's nursery near there
    - potholes on road from Sellindge
- There are sink holes in the woodland
- Effect on wildlife if trees are removed
- Effect on neighbouring properties (3 responses)
- Traffic concerns (3 responses)
- No footpaths or lighting (2 responses)
- The owner has recently increased the sandpit, raising level by several feet, and has removed woodland

SS9 – Land west of Station Road, Opposite Evegate:

- There should not be residential on this site
- Traffic considerations at the crossroads across the A20 to smeeth are unlikely to cope with more development
- Support – could be good to mix the uses on this site
- Development here could put pressure for development to spread between the site and the rest of smeeth – so object to it
- Should be for Local needs
- Not appropriate for any development
- Excellent idea – brings the land back into village and creates jobs

SS7 Land at Church Road & SS54 – Additional land on church road

- Flooding
- There are heavy lorries that go through here.
- Already identified for office use
- Roads not suitable in this location – roads need widening (4 responses)
- Pavements would be required here (2 responses)
- This site is too near to the school with poor road network
- Sites are very boggy, low lying fields
- Overflow from pond in church road
- This site should be a bungalow development
- Support for this site if it provided road improvements and traffic calming by school
- Support for this site as local needs (2 responses)
- Acceptable for small family housing – up to 3 bed (not bigger)
- SS7 acceptable only – not SS54

BROOK

Submitted Sites within the Brook Parish

Site Ref.	Site Name	Proposed use, development or site area
SS12	Nats Lane, The Street, Brook	Housing, 8-9 dwellings

Public exhibition held on 20th February 2014 by Brook Parish Council at Brook Village Hall

Response from Brook Parish Council
The meeting was well attended with 42 members of the public present and the nature of the proposal was discussed in an open and objective manner. Having considered the details and based on the outcome of the public consultation, Brook Parish Council can confirm there is a unanimous lack of support for the proposal.

The reasons given for this response are as follows:

- The plan of the site shows the drainage pumping station as “Pump House” and the submission document talks continuously of there being development on 3 sides of the site. There is no development on the third side other than the pumping station which is NOT a residential dwelling.
- The site is prone to flooding.
- Drainage and sewerage are already an issue for Brook, the pump has been on full capacity of late and is still not able to cope with clearing the capacity of water flowing into it. More houses would exacerbate an already difficult situation.
- The village of Brook is a ribbon development, a village where previous applications for back-fill developments have been refused as they would be against the structure of the village. This development would alter this.
- Brook is in an Area of Outstanding Natural Beauty and such a development would destroy the beauty of Brook by taking some of the agricultural land to the road.
- The site is also within 100m off a Site of Special Scientific Interest.
- The residents of Brook have concerns that such a development would set a precedent for further additional building within the Parish.
- There is absolutely no public transport available in Brook. To travel by bus or car residents must first travel to Wye by car. The school in Brook already creates a huge parking issue, a potential additional 18 cars can only aggravate this difficult situation.

- There is no infrastructure to support a 7% increase in the number of properties within the parish boundary, there being no local shop, post office or doctor's surgery within the village.

- The Parish Council would question the sustainability of additional houses in Brook, with the pumping station at full capacity and no public transport or facilities immediately available.

- We also understand that the proposed development at The Old Brickworks, Naccolt, which is located on one of the main roads into Brook, was refused by Kent County Council Highways due to the road already being at full capacity.

The National Planning Policy Framework, which became effective in March 2012, emphasises the presumption in favour of sustainable development which must be taken into account by the core planning principles. The Parish Council understands that the aims of the Framework now have to be taken into account by local authorities in the preparation of local and neighbourhood plans. The presumption in favour of sustainability is further reinforced by the Framework in stating that allocations of land for development should be land of lesser environmental value and that factors such as full flood risk should be taken into account.

In the recently conducted Plan-It consultation held in Brook, the responses received indicated that 5 people wanted "Affordable Housing" in Brook and 4 people wanted to reduce any house building in Brook.

Brook Parish Council strongly believes that the points raised above provide sufficient evidence to indicate that such a proposal would not constitute sustainable development and therefore contravenes the presumption outlined by the National Planning Framework. For these reasons the Parish Council does not consider this site is suitable for development and that Ashford Borough Council should withdraw it from any list of potential sites.

CENTRAL ASHFORD COMMUNITY FORUM

Submitted Sites within the Central Ashford Community Forum Area

Site Ref.	Site Name	Proposed use, development or site area
VC5	Vicarage Lane car park	Mixed, 10 units residential, 10 units retail
BO1	The Warren, land adjacent Drover roundabout (Policy U8)	Mixed, 100,000sq ft
ST8	Land at Henwood Industrial Estate, Ashford (Part of site)	Mixed, Residential and commercial/industrial uses – approx. 30 dwellings

Response following Central Ashford Community Forum meeting - held on the 8th April 2014.

We have been very disappointed at the Planning Committee's disregard for our views concerning the whole entrance to the town around Junction 9 and the Drovers' Roundabout.

Parking

Although there is a measurable trend away from car ownership, it is too weak an indication to be used for planning parking provision. Housing, even in the town centre, needs to have capacity for one car per person.

We would like to express an interest in being involved in the review of the Parking Strategy.

When this was written before, it hinged on "Park and Ride" with a bus service. Offices were to be built in town with no parking, in order to oblige workers to use the park and rides. The new "ring road" lay out was planned on the basis that it would discourage traffic from coming into town or driving through it. This has to be overhauled and thought through again in the light of the reality which is that office users like car parks, hence the success of Eureka Park (although parking is inadequate there too).

Planning has consistently under-provided parking space in new developments, which leads to conflict in communities.

Problem commuter parking needs addressing.

Pollution

Houses in the central area will need to have higher than normal levels of sound insulation because of the railway and measurements and estimates will need to be taken concerning present and future levels of air pollution.

Employment

We recognise that the levels of employment within the town are comparatively good, but there is a preponderance of relatively low waged jobs in the town economy, and we are keen to see an influx of higher end occupations to restore the balance.

We feel there has been a loss of starter premises, both in office and industrial premises.

We are concerned for our young people's future employment. Too many of our children leave the town for university and never come back, or they come back and become London commuters.

We welcome the new residents who are using the new railway to commute to/from London, but do not want to see our town become a dormitory for London.

We applaud the Council's attempt to retain and expand our rail services with the mainland of Europe.

Housing

We welcome housing in the town centre, recognising that a community of local people can provide a cushion to businesses, retail, and leisure opportunities, which will allow them to grow.

We are concerned that there should no concentration of single-bed flats, social housing, or studio accommodation.

Development Sites

We understand that ABC cannot direct development by itself, but we would request that it should use its powers, such as they are, to lead development towards the inner brown-field sites. The priority is to stitch back together the ripped fabric of our town from Matalan to the Railway Works.

Townscape

We wish to see more attention being paid to townscape, and less emphasis on free-standing isolated architecture.

Environment

The two Rivers Stour, the Parks, and the Warren are precious to this Forum, as were the fields alongside Warren Lane and the A20

BO1 – Land adjacent to the Warren

Significance of site

We strongly oppose development on this ancient pasture. On the land across the railway, Ashford Borough Council have allowed building on ecologically valuable pasture land which is centuries old.

This Forum opposed the Bluebell development whole-heartedly, and we opposed the building of the care-home across Fougeres Way for the same reasons, although the Extra-care home less so because its impact on the Warren would be less, and it is needed provision, but the design is hideous and the building way too large.

This land is environmentally valuable, much more so than the mono-culture arable areas around the town.

The land is part of the ecosystem which supports the most important wildlife area in the town, The Warren, an area of Public Open Space and Ancient Woodland.

Landscape

As an entrance to our town, this land is still recognisably rural, and should be protected as such. The visual impact and ecological value should justify its protection from development.

Fougeres Way is not just a road; it is the main road entrance to the town from the M20, and gives a first, lasting, impression. The visual amenity value of this is enormous.

Ecology

We are concerned that there would be run-off and ground water pollution from the hard surfaces which would be installed here. We are aware such a development would incorporate a sustainable urban drainage scheme (SUDS) but that we have concerns that the essential long-term maintenance would be difficult to guarantee.

The field to the North of this site has rare water plant species in it, which are in danger if development goes ahead.

Amenity
The Warren is used by thousands of people a year, and what remains of this field should be left to help the ecology of the Open Space and Ancient Woodland.

Submission Report *(site submission made by developer/landowner)*

This has major inaccuracies.

The ecological and landscape designations only indicates a local wildlife site within 100m. It fails to mention the ancient woodland or wildlife site only one field away.

The most obvious mistakes are in the accessibility statements. The town centre and railway station are according to the submission 5-10 minutes' walk from the site (400-800 metres), and it is stated that local shops, primary school, and an equipped playing area all less than 5 minutes' walk (less than 400 m).

All this information is incorrect.

The document gives the overall impression that the field is close to the town centre and miles from the open countryside.

ST8 Henwood

This Forum agrees that development here would be appropriate. We are happy with the proposed scheme, as it incorporates an open space, but access could be a problem and parking must be adequate.

Skill Levels

The town has an imbalance of skill levels in its spread of employment opportunities. Although knowing the constraints on the planning process, we would nevertheless encourage direction towards high-end jobs if the decision is taken to build industrial/administrative facilities.

Parking

Adequate parking should be provided on site. Currently there are many cars parked inappropriately on roads and pavements throughout the estate because insufficient parking spaces have been provided in the past.

Access

Henwood is already suffering from traffic density, as there is only one way in or out. We would like to see a traffic assessment carried out to be certain that the roads can take the increased volume of vehicles.

Through Route

The opportunity should be taken as part of the development to provide pedestrian and cycle access to the Henwood Estate from Joey's Lane. There is already pedestrian access from Cradlebridge Drive to Turner Close, this would then provide a through walking/cycling route to and from Heathfield / Norton Knatchbull / Willesborough without using Hythe Road. We would not be in favour of similar road vehicle access, Gordon Close cannot take more traffic. The threat of increased parking in the residential areas could be mitigated by a residents' parking scheme. We accept that this could be difficult, because some of the road is privately owned and residents often do not agree to such schemes, but Henwood's isolation from the cycle/footway network needs to be addressed.

Environment

We would like some assurance that any development on the site would not be subject to high pollution levels from the factories and the M20.

The land-parcel under discussion is the last area of scrub South of the M20, with a pond, and some mature trees. We would like part of the area to be retained as a corridor for birds and animals between Joeys Wood and the Stour.

Existing Infrastructure

This site was the Ashford Waterworks, with, among other things, two large beam engines, and a high volume culvert draining across to the bottom of Henwood. Many local residents believe that the cause of flooding at the Hythe Road end of the Henwood estate is due to the residual Waterworks' infrastructure.

VC5 Vicarage Lane

Parking

The potential loss of Vicarage Road Car Park is a threat to the vitality of the town. This is by far the most popular of the town car parks, and there are no real alternatives unless the two "Park Mall" car parks are managed as an attractive and 24 hour alternative. We have already seen the the loss of parking on the new library site; if Vicarage Lane goes too, the parking for the churches in the area, including St Mary's, both as a church and as an arts centre, will be extremely remote and will deter many potential visitors. This car park also provides a service to the night time economy.

Development

We are unconvinced that there is a need for new shops in the town centre, although this Forum has always welcomed any increase in the number of homes in the town centre, as long as they are not detrimental to the social mix. Any development must include public toilets.

Playing field and burial ground

We must preserve these.

Archaeology

This site must have at least 6 centuries of building foundations underneath it – there should be a significant exploratory dig here, whether development is to take place or not.

Townscape

Should building be considered, care should be taken to provide a frontage to Station Road in keeping with the buildings there at the moment, but also to ensure the view and the enjoyment of the burial ground and playing field is not lost. The Cornerstone building should be given prominence, perhaps by allocating an equivalent area to parking to replace the present area, which could be laid to grass. Anything which hides or disguises the bulk of the Mecca is to be welcomed.

St John's Passage is vital, and should be radically improved.

VC1 to VC4 Victoria Way Strategic Submission

We are pleased that our Council took action against the previous monstrous proposal for this area, and we disapprove of the Inspector's conclusion.

Site Integration

These four sites must not be treated individually. The purpose of Victoria Way was to "create an attractive urban avenue with wide pavements facing out onto new shops, restaurants and cafes". (KCC publicity leaflet 2010). This Forum has always enthusiastically encouraged the development of these brownfield sites; we welcome new residents and industries for the town centre. These parcels of land provide an opportunity for a new quarter of the town, which can encourage 21st century architecture within its own clearly defined townscape, and provide an advertisement for Ashford to the rail passengers. Victoria Way should be planned as an integrated linear environment, with cycle/foot ways over the river to and from Victoria Park, to encourage the human contact needed by new communities. The mental boundaries of the inhabitants of South Ashford should be sensitively dealt with. South Ashford is cut off from its town centre. Road traffic must go round via Chart Road or Asda. Cyclists or pedestrians must either cross Victoria Park and the rail footbridge, or travel alongside the traffic from Beaver Road and across the railway bridge to the Elwick Road Station Road Junction. Every effort should be made to tie in the townscape of South Ashford with its town centre.

Townscape

Great care should be paid to the height of buildings on these sites as the visual amenity from Bank Street currently gives long views to the countryside. This view can be preserved by careful building allowing the view to continue, maybe a carefully sited plaza or garden would maintain the view? We would hope that the buildings do not become a 'wall', separating South Ashford from the town centre.

Through Routes

The Riverside Industrial Areas are difficult to get to from South Ashford or from Godinton Road, if on foot or cycle. Thought must be given initially to foot/cycle access both across the Great Stour and across the railway, with, in the long term, road access across the railway. The foot/cycle route to/from

Leacon/Brunswick/Godinton Road is a bleak experience at any time. Some women have said they would never use it. It is important that this route should be improved as part of the overall development of the area.

Industry

This is a sustainable site for industries, within walking distance of the town centre and public transport. Such development would improve the economy of the area, provide local jobs, and support the town centre. If the decision were to be taken to use all this land for industry, we would not oppose that.

Housing

Any housing should be concentrated on the Eastern sites, within easier walking distance of the town centre, shops, pubs and the station, and away from the industrial area's 24 hour activities.

Ecology

The ground slopes toward the Stour, so we have overall concerns about pollution from run-off or overflow, and about loss of habitat on the North side. There are about half a dozen watercourses running South across these sites, mostly culverted. If they were to be opened up, they would provide wild-life corridors and pleasant natural visual links in the townscape.

Noise and air pollution

This site is parallel with a 7 X 24 railway, and the Industrial Estate has several premises which are also high usage. There are busy roads at both ends of the strip of land. Houses will need to be well insulated against noise. Because of the transport and industrial pollution, houses will need to be well spaced out, and set back from the road. Consideration should be given to a noise barrier of some kind to the North of the sites, to reduce rail noise.

VC1 – Former Powergen Site North

Significance of site

We welcome development on this brownfield derelict site. This is perhaps the most significant of the sites on Victoria Way, because of the large number of townspeople who use the bridge to/from South Ashford.

Integration

Visually, consideration should be given to integrating any new buildings with Victoria Road School and the 1930s semis opposite it, to provide a gradual transition from the familiar to the new.

We would not be sorry to see the harsh metal fencing around John Wallis Square go.

Industry

Our town needs to have employment of all types, and we would welcome the sensitive use of this land for industry, offices and/or warehousing.

Retail

The nearest shops are on Beaver Road or Bank Street. Once houses are built in this area, there will be a need for local shops, which would also benefit from passing trade.

Disturbance

The site lies alongside a 7 X 24 railway, so designs of the houses should be able to deal with noise and vibration.

Ecology

A spring lies alongside the path to the bridge, and the drainage should take account of this. This area is parallel to the Green Corridor, and the route is used as access and egress to that, as well as for domestic and shopping journeys.

Link to Town Centre and South Ashford

We note that the site does not contain the approach to the bridge, but we hope that this whole approach area could be upgraded as part of any development. We would like to see a much easier slope for the disabled and people with prams. Anything that would make this walk more pleasant would be supported.

VC2 – Victoria Way, South

Significance of site

We welcome development on this brownfield derelict site.

Industry

Our town needs to have employment of all types, and we would welcome the sensitive use of this land for industry, offices and/or warehousing.

Retail

The nearest shops are on Beaver Road or Bank Street. Once houses are built in this area, there will be a need for local shops.

Disturbance

The site lies about 70 metres from a 7 X 24 railway, so designs of the houses should be able to deal with noise.

Ecology

This area is parallel to the Stour, and we are concerned that there would be run-off and ground water pollution from the hard surfaces which would be installed here. As we submit this, the new water-races at Pledge's Mill and the earlier re-configuring of the course of the river are beginning to have their effect on the water life. We do not want to see that investment wasted by inappropriate bank-side building. The bank-side should be left as it is, with new build at least 6m North of the Stour.

Foot/Cycleways

New communities need links with the rest of their town – cycle/foot bridges should be provided to Victoria Park.

VC3 – Land north and south of Victoria Road

Significance of site

We welcome development on this brownfield derelict site.

Industry

Our town needs to have employment of all types, and we would welcome the sensitive use of this land for industry, offices and/or warehousing.

Disturbance

The site lies about 70 metres from a 7 X 24 railway and alongside a 7 X 24 roadway so designs of the houses should be able to deal with noise.

Ecology

This area is parallel to the Stour, and we are concerned that there would be run-off and ground water pollution from the hard surfaces which would be installed here. As we submit this, the new water-races at Pledge's Mill and the earlier re-configuring of the course of the river are beginning to have their effect on the ecology of the river. We do not want to see that investment wasted by inappropriate bank-side building.

VC4 – Leacon Road

Significance of site

We welcome development on this brownfield derelict site.

Disturbance

The site lies about 50 metres from a 7 X 24 railway, alongside a (mothballed) 7 X 24 rail depot, and near to Brookfield Road, also there are already businesses which operate through the 24 hours. Consequently, housing design must be able to deal with noise pollution.

Land Use

We are concerned about jobs for our town, and it would seem that this area would be ideal for warehousing and/or industry rather than housing, once Chart Road congestion has been dealt with. As with most of the sites along Leacon Road / Victoria Way, the land is suitable for industry, but this is the one least suited for foot /cycle access to community facilities.

Ecology

This area is parallel to the Stour, and we are concerned that there would be run-off and ground water pollution from the hard surfaces which would be installed here. The water-races at Pledge's Mill and the earlier re-configuring of the course of the river are beginning to have their positive effect on the water life.

Retail

The nearest shops are on Brookfield Road, about a kilometre away. If houses are to be built in this area, there will be a need for local shops.

Submission Errors (site submission made by landowner/developer)

We are concerned to see that on the document submitted:

- Item 2 shows that the site is not near a "Local Wildlife Site". This may be simply an administrative definition, but Singleton Lakes are a local wildlife site.
- The document shows "Not near a Green Corridor". This is false.
- The document shows "Not near Public Open Space". This is false.

BBAE1 – Golf Course

Ecology
The Warren is Ashford's most important wildlife area. It is an area of Public Open Space and Ancient Woodland which could be further enhanced by maintaining and enhancing the network of ponds and streams that run across the Golf Course; these create important ecological corridors which would reintegrate the land into the Warren, and reconnect it with the wider countryside.

Land Ownership
A significant portion of the land belongs to the Council, and if that area is earmarked for development, then we should ensure that ABC's area of land returns to the Warren.

Land Use
We are concerned about employment for our town, and should it be decided that building should take place here, we would prefer to see development integrated with the Trinity Road site, to provide the high-end jobs that are lacking in the local job market.

Geology
Anecdotal evidence suggests that the land is unstable towards Sandyhurst Lane, in that buildings there have suffered subsidence / heave, and that septic tanks have been ruptured by land movement.

Noise
The proximity to the M20 brings the noise pollution issue; with our prevailing South-west winds this could impact regularly on a significant part of the site.

Transport
The E bus would need to be diverted through this area, and a route should be retained for that purpose in any plan. Sandyhurst Lane is narrow, and not suited for 21st century traffic. Consideration of the traffic layout of any new area would need to filter traffic towards the East, where it can use Trinity Way and the M/A20 A28, rather than the West, where it would add to the traffic problems on the Lane.

Community Needs
If this area were to built on for housing, then effectively a new suburb would be created, stretching from the housing by the Hare and Hounds, up across the M20, along Sandyhurst Lane, down across what had been the Golf Course, and out to Trinity Way. The site is at present isolated from shops, and thought should be given to including basic local shops and community facilities.

Amenity
Much of this land would be visible from the M20 and the Maidstone railway line. Should development take place, there would need to be a strict set of planning guidelines to ensure that the town remains attractive when viewed from these important arteries. We would urge that the Council should explore the extension of the land-holding for the Golf Course in order to add the two holes necessary, rather than to accept the closure of this sporting amenity, which is well suited for access from the town.

CHALLOCK

Submitted Sites within the Challock Parish

Site Ref.	Site Name	Proposed use, development or site area
DW1	High Tree lodge, Buck Street, Challock	Housing, 1.7ha
DW2	Land at Pony Park, Challock	Housing, 2.5ha
DW3	Land adjacent to Alicia, Challock	Housing, 10 dwellings
DW4	Clockhouse lane, Clockhouse Farm Land, Canterbury Road	Housing, 15+ dwellings
DW5	Land South of Blind Lane and west of Church Lane	Mixed, Housing and employment aimed at local people.
DW13	Land between the Paddock, Dorset Bungalow and Brushdane Wood, Faversham	Housing, 1ha

Response from Challock Parish Council

Any site recently submitted not included within the proposed confines for Challock will not be supported by the workshop group. The workshop group was drawn from across the community and came from various parts of the village, or the Parish Council.

DW1: Although not included in proposed confines frontage could be considered for infill

DW2: Strongly object - outside proposed confines, woodland

DW3: Strongly object - outside proposed confines

DW4: Agree to portion of land included in proposed confines

DW5: Strongly object - outside proposed confines, offers un-interrupted views of countryside and area too big, major development is not what is wanted or needed in the village

DW13: Agree to portion of land included in proposed confines

CHARING

Submitted Sites within the Charing Parish

Site Ref.	Site Name	Proposed use, development or site area
CH1	Land adjacent Oak Barn, Pett Lane, Charing	Housing, 0.2ha
CH2	Flexford Nurseries, Charing Hill	Housing, 30-50 dwellings
CH3	Land west of Pluckley Road, Charing	Housing, 22.4ha
CH4	Northdowns Service Station, A20 Charing	Housing, 1.82ha
CH5	Land at Charing Hill (adjoining Lyndhurst House)	Housing, 2-4 dwellings
CH6	Land at top of Charing Hill	Housing, 5-10 dwellings
CH7	Land on western side of Pluckley Road	Housing, 67 dwellings
CH8	The Abbaoir, Dog Kennel Lane (Anglo Dutch Meats Ltd.)	Housing, 1.83ha
CH9	Land adjoining Burleigh Bungalow, Burleigh Road	Housing, 0.45ha
CH32	Land rear of Little Minden and Millgarth, The Hill	Housing, 10 dwellings
WC20	Land at Brockton Farm Paddock	Gypsy, 4 pitches

Public Exhibition of site submissions held by Charing Parish Council on 24th April 2014 at Charing Village Hall

Response to consultation by Charing Parish Council

Charing Parish Council are of the opinion that because Charing has yet to see the development of most of the sites identified in the current Borough Plan but has seen development that was not identified in the Plan, they are not convinced that the identification of further sites are needed in the Parish. However, if the Borough Council were to insist on further development in Charing the Parish Councils comments on the site submissions are as follows:

CH1: No Development out of village envelope and in AONB

CH2: No development busy road 60mph within AONB

CH3: Would support a few houses close to Coppins Corner, with a mix of dwelling types to go with parish requirements for smaller houses 2-3 bed at the top end of the field.

CH4: No development it's outside the village envelope which ends at the roundabout.

CH5 & CH6: Land at the top of Charing Hill, no development with the lighting switch off and speed of traffic this is a dangerous stretch of Road.

CH7: No development on a bend 60mph road dangerous to far from village centre.

CH8: Support development on this site.

CH9: No development would take away much used allotments no other space within the village for allotments, site at the end of a private road. Station Road / Pluckley Road already congested with traffic.

CH32: This site is not suitable and not required.

WC20: No development already lost at appeals, site was originally given temporary approval. They have been there for 15 years the original reasons for staying no longer exist. 14 years ago permission was refused but they are still there.

The Parish Council have also identified a requirement for bungalows and 2-3 bedroom properties.

Response following public exhibition

Charing received 52 feedback forms and a further 3 emails sent to the Parish Council following the exhibition, the outcomes are summarised below:

Site: CH1 Land adjacent Oak Barn, Pett Lane
Summary of objecting comments:
- 3 comments were received stating that further details were needed on what housing numbers being proposed on this site. One queried whether the numbers would be in keeping with surrounding properties?
- 3 comments were received which had concerns about the Landscape impact especially due to the rural pastoral nature and outlook of this area of Charing and the fact it is in the AONB.

Objecting comments only made once:
- Would destroy the setting of the listed farm buildings around the site
- Access an issue, poor road/road safety- Possible additional exit onto Pett Lane, more traffic would be dangerous.
- Undesirable infilling outside of village envelope
- Environmental impact, loss of gardens as habitat to wildlife
- There are already limited services in Charing- school, Drs etc. and this does not take into account the committed sites at CHAR1 and CHAR2. This site would cause further impact.

Summary of supporting comments:
- 1 commented stated that this could be a ‘possible site’.
- 1 comment stating that the site could be ok for two or three dwellings, but not a large development

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Site: CH2 Flexford Nurseries, Charing Hill
Summary of objecting comments:
- 9 **c**omments were made stating the site has a dangerous and impossible access onto a main busy road and that it is a known accident black spot.
- It is in the AONB and prominent in the landscape (5 comments)
- The site is too big and not in-keeping with surrounding properties (5 comments)

Objecting comments only made once:
- It is close to and visible from the Pilgrims Way National Trail
- No mains drainage on west side of A252
- This is a site which has been subdivided and sold in plots without planning permission and any proposal for development should be rigorously refused.
- Development in this area has been denied several times in the past.
- It will be a housing estate opposite another one.
- Pedestrians would need to cross a dangerous road to get to the village
- It would impact on local facilities

Summary of supporting comments:
- No supporting comments were made

Site: CH3 Land west of Pluckley Road
Summary of Objecting comments:
- There was strong opposition to this site (13 comments) as it was considered the site was too large and out of scale with the existing village of Charing.
- It was also considered that the site (5 comments) was too far out of the village, outside of the village envelope and away from its services.
- There was also a strong sense of feeling (12 comments) that, due to both the size and location, there would be an unacceptable increase in traffic on the already congested Pluckley Road.
- The access onto Charing Heath Road and Pluckey Road is not suitable and it is also too narrow (2 comments).
- This many houses would put a strain on already limited services in Charing, school, Drs Etc. (7 comments).
- 6 comments stated that development of this site would be unacceptable ruining of beautiful countryside and the landscape and character of Charing.

Objecting comments only made once:
- The land referred to is prime agricultural land and must be retained as a valuable

resource for sustainability.
- Hook Lane is already used heavily by HGVs using quarry and Newlands Road also not suitable for increased traffic movements.
- Utterly ridiculous!

Summary of supporting comments:
- Part of site (corner of land next to Coppins corner between pond and road is not suitable for farming and therefore would be suitable for housing. The site has easy access to station. It has building sites on 3 sides and so would have little visual impact.

Site: CH4 Northdowns Service Station, A20 Charing
Summary of objecting comments:
- 3 comments were concerned that the site falls outside of the village confines.
- 2 further comments were concerned that no proposed housing numbers had been stated.

Objecting comments only made once:
- Would set a president for ribbon development along the A20.
- Would there be a shop and bus stop on the site?
- The traffic would directly access the A20.

Summary of supporting comments:
- 3 supporting comments for development of the site were received, one stating specifically for 3 bedroom houses and smaller.

Site: CH5 Land at Charing Hill
Summary of objecting comments:
- There were no comments made more than once.

Objecting comments only made once:
- This is a dangerous site because of traffic problems on Charing Hill
- Undesirable infilling

Summary of supporting comments:
- There are 2 supporting comments for development of this site, one states for two houses only though.

Site: CH6 Land at the top of Charing Hill
Summary of objecting comments:
- There were no comments made more than once.

Objecting comments only made once:
- Dangerous access on top of Hill, traffic problems here frequently
- Undesirable infilling

Summary of supporting comments:
- There were two supporting comments for this site, although one of these stated it would only support 3 dwellings and not 10.

Site: CH7 Land on the western side of Pluckley Road
Summary of objecting comments:
-It was also considered that the site (3 comments) was too far out of the village, outside of the village envelope and away from services .
-3 comments stated the site was too large and out of scale with the existing village of Charing.
- There was also a strong sense of feeling (6 comments) that, due to both the size and location, there would be an unacceptable increase in traffic on the already congested Pluckley Road.
-The comment that the access onto Pluckley Road was not suitable was made 3 times.

Objecting comments only made once:
- There is no footpath from the site to the village centre so would be dangerous and increase car use.
- It would have an impact on the landscape of the area
- More houses would put a strain on already limited services in Charing, school, Drs etc .
- Utterly ridiculous!
- The land is subdivided into multiple plots which have been sold off individually.

Summary of supporting comments:
- There were no supporting comments.

CH8: Charing Abattoir, Dog Kennel Lane
Summary of objecting comments:
- The site is accessed via an unmade narrow track, which is holey unsuitable for additional development (4 comments)
- 2 comments stated development of this site would impact on landscape.
- 2 comments considered the site was ‘out of the way’ and located some distance away from local services and amenities
- Development of this site would increase traffic past Brook Farm House and the bungalow (2 comments)

Objecting comments only made once:
- Health issues from slaughter house proximity
- The site is often waterlogged
- No indication of housing numbers proposed on site
- Ludicrous
- Would put pressure on already stretched services and amenities, especially with Char1 and 2 in the pipeline.
- Road safety concerns- Dog Kennel lane exits onto an accident black-spot.

Summary of supporting comments:
- There were no supporting comments received.

CH9: Land adj. Burleigh Bungalow

Summary of objection comments:
- Burleigh Road is currently a private road, using this road for access onto the main road would be dangerous, it is also narrow, already congested and would be opposed by existing residents (9 comments)
- 5 comments were concerned that development of this site would create an increase traffic on Pluckley Road
- There was concern that the proposal didn't state how many dwellings were going on the site (4 comments)
- Development of this site would affect the amenity of neighbouring properties (4 comments)
- Potentially used as a cut through for A20 depending on access (2 comments)
- Children play on Burleigh Road (2 comments)
- 7 comments were received concerned with the loss of allotments, which are heavily used and form part of the community.
- Development of this site will impact on wildlife (4 comments)
- It is in an Conservation Area (2 comments)
- If granted for multiple dwellings, would pave the way for development on adjoining sites and green belt (2 comments)

Objecting comments only made once:
- Other more suitable sites in village
- The maintenance of the private Burleigh Road is an issue, always full of pot holes.
- Planning has already been refused in this area for access reasons
- It will alter the nature of the Burleigh Road community.

Summary of supporting comments:
- 2 comments stated they had no problem with development in this location.
- 1 comment stated that 1 house may be acceptable but multiple houses were unacceptable.

WC20: Land at Brockton Farm Paddock

Summary of objecting comments:

- There were many comments received relating to the fact that this gypsy site is illegal and shouldn't be there in the first place, it has been refused planning permission and dismissed at appeal and therefore has no right to become an allocated site now. (13 comments)
- 2 of the above comments additionally stated that ABC had failed to enforce the order, move the gypsies on and return the ground to its original state as stated by the Planning Inspector.

Objecting comments only made once:

- No other comments were made

Summary of supporting comments:

- No supporting comments were made

CH32: Land rear of Little Minden and Millgarth, The Hill

Summary of objecting comments sent directly to ABC (12 objections):

- Loss of habitat for biodiversity, would lead to the loss of established trees and naturally developing landscape. Behind ribbon development. Not in keeping with surrounding properties, narrow and long entrance. Site behind existing roadside development, access narrow and inadequate near junction, established woodland, unsuitable for density of 10 dwellings; Allocated housing sites yet to be developed unnecessary, density not in keeping with surrounding properties, rich habitat, dangerous stretch of road, brownfield sites within village should be addressed first. Small site for proposed development, change character of area, AONB, damage historic views, outside confines, site access at point of The Hill which would exacerbate an already hazardous turning. Established chalk grassland and woodland for over 20 years, behind established ribbon development so would be backland development, could encourage development of other land down towards Pett Lane.

General Comments:

- Concerns that more development would cause traffic congestion and problems on already busy roads (6 comments)
- Concerns that the sites being proposed are too large (3 comments)

Charing has enough development in the pipeline, that is yet to be built, this should be built before even more sites come forward (4 comments)

- 3 comments were concerned that Charing was in danger of losing its community feel and character if more extensive development was to come forward
- There were 3 comments made regarding the consultation process, one stating it was poorly advertised and the notification period of the meeting was too short, but all

three comments said that the times of the consultation event were inadequate and not suitable for people with families, working people, commuters etc.
- Insufficient local services and amenities to deal with developments already in the pipeline (char1 and char2). Existing services are already insufficient to meet educational, recreational and needs. This will be exacerbated if there are more development proposals over and above (5 comments)
- Does Charing really need more housing proposals when existing proposals are yet to be built
Charing does not want or need more development other than Local Needs. We are overburdened with executive homes (this comment was made 8 times, but by the same person)
- Charing cannot cope with a further increase in parking – (2 comments from same person)

Objecting comments only made once:
- Are there any affordable properties?
- Charing doesn't need large scale housing development. Windfall developments of 1 or 2 properties are much more suitable
- Build smaller houses than executive homes, e.g. bungalows for downsizers, small starter homes for families.
- It seems that the same old sites keep being talked about, despite previous comments and the recommendations in the village appraisal against them.
- Many of the sites are outside of the village envelope and would be highly undesirable for the parish and the borough.
- Charing has had enough development, new small scale developments should go to other village and hamlets.

Summary of supporting comments:
No general supporting comments were made for development in Charing.

CHILHAM

Submitted Sites within the Chilham Parish

Site Ref.	Site Name	Proposed use, development or site area
DN1	Land between Cobbs Hill and Long Hill, Old Wives Lees	Housing, 18-25 dwellings
DN2	Land at Harvest House, Branch Road	Housing, 7-9 dwellings
DN3	Ashford Road Service Station, Ashford Road	Housing, 5-10 dwellings
DN4	Land at Mulberry Hill (2 sites)	Housing, 1.3ha
DN5	Noveis, Canterbury Road	Housing, 3 dwellings
DN12	The Avenue Field, Bagham Road	Housing, 12 dwellings (single storey)
DN13	Land between Bagham Road, Arden Grange and the Recreation Ground	Housing, 5 dwellings
DN29	Land at 1-5 The Oast House, Old Wives Lees	Housing, 4-8 dwellings
DN30	Land between Long Hill & Hawkin's Rough (Cork Farm), Old Wives Lees	Housing, 35-40 dwellings
DN31	Land adjacent to Tollgate Cottage, Maidstone Road	Housing, 2.87ha

Public exhibition held jointly between Chilham Parish Council and Molash Parish Council on 15th July 2014 at Chilham Village Hall.

Response to Chilham Parish Council's <u>questionnaire</u>

(1) I support housing development in the parish of Chilham in principle
Strongly Disagree 42, Disagree 20, Don't know 15, Agree 61, Strongly Agree 15

Lack of sufficient places at the local school and doctors surgery. No development on greenfield sites. Infrastructure to support additional residents is necessary to ensure standard of living for all residents. Roads are poorly maintained with limited public services. Roads inadequate narrows lanes. Police services would need to improve, as would internet accessibility which is very low is some areas. The Sawmill development should be the last, Parish yet to absorb impact from this existing allocation. There have been several road traffic accidents in recent years additional development will increase traffic. There is insufficient employment in the area to support additional dwellings. The

character of the area is unique and needs to be preserved. Concern about noise levels, damage to historic building of Chilham. Need to safeguard agricultural land. AONB will be ruined detrimental to wildlife. Need to access existing infrastructure before considering new development. Rat run through Branch Road between A28/A252. Inadequate train station car parking. All housing should be at least Code level 5, reduce car use, share heat and energy sources if over 10 dwellings, have good public transport connections.

We support some new development as long as our roads are improved and there should be a path to walk to the school. Would like to see sheltered housing, affordable (low cost) housing. Smaller developments preferred. The school should go to new buildings adjacent sports field. The surgery should go there or on new site adjacent to Harvest House. Houses should be design in keeping with the rural environment.

Specific to OWL: Narrow lanes, hazardous especially when oncoming traffic required to back up around blind lands, road unusable in icy conditions. Dangerous to walk to school (deaths have occurred), no surgery, post office, shop, 2 buses a day, nearest doctors surgery in Chilham looks as though it will be taken away, school overflowing. There is no proper signing on the A252 at this crossing point from the bottom of Long Hill to Chilham and no traffic lights or pedestrian crossing to assist children walking to the primary school. Provision must be made to improve electric power reliability and capacity of other utilities including water. Regular unchecked anti-social behaviour/criminal damage in OWL. Sewerage system at OWL feeds into the Chartham system, which is suffering significant issues, judging by the frequent intervention of Southern Water at the pipe inspection points located down the Stour Valley. Artic lorries use Long Hill and Mulberry Hill as a rat run to get to Selling. Traffic already parked along roads where there is not enough parking.

(2) DN1, at land between Cobbs Hill and Long Hill, Old Wives Lees
Strongly Disagree 68, Disagree 29, Don't know 21, Agree 31, Strongly Agree 9

Very poor access, highly unsuitable. Access would be extremely restricted and problematic as residents park their cars opposite the proposed site. Too large for OWL
Individual comments received by Borough Council (2 responses): access onto main road is poor, drainage is a problem. Land slopes steeply up to the North Downs, houses would be intrusive. Major pressure points on a range of infrastructure provision, which need to be addressed before further housing development. We do need to grow as a community to thrive and maintain services. Ensure consultation is genuine and not just going through the motions.

(3) DN2, at land at Harvest House, Branch Road

Strongly Disagree 57, Disagree 29, Don't know 14, Agree 39, Strongly Agree 9

Doctors surgery is on a floodplain. Wildlife survey needs to be undertaken. Would be better developed as new primary school and medical centre. Must protect the surgery. Open vista of almost undeveloped approach to village from the south east along Branch Road would be ruined if allowed to be developed. Sits within Conservation Area within AONB. Would change the character of the village and would extend the residential boundary of the village. This site would be ideal for sheltered housing for the elderly.

Individual comment received by the Borough Council (1 response): local infrastructure not equipped to deal with this increase in population. Surgery too small, impact on ratio of doctor to patient, surgery parking not adequate, traffic running down Bagham Lane from A28 already dangerous, local schools at capacity.

(4) DN3, at Ashford Road Service, Station, Ashford Road

Strongly Disagree 37, Disagree 15, Don't know 14, Agree 63, Strongly Agree 24
Loss of amenity. Replace industrial use with residential as a continuation of the Sawmill development.

(5) DN4, at Land at Mulberry Hill

Strongly Disagree 68, Disagree 38, Don't know 24, Agree 20, Strongly Agree 2

Very poor access, highly unsuitable. Development on Mulberry Hill would cause problems for OWL residents trying to navigate down to the A252. Concerns about residential amenity to existing residents. Should remain in agricultural use. Rich in wildlife with stunning country views.

(6) DN5, at Noveis, Canterbury Road

Strongly Disagree 35, Disagree 21, Don't know 18, Agree 57, Strongly Agree 21
Subject to use this brownfield site subject to design and access details.

(7) DN12, at The Avenue Field, Bagham Road

Strongly Disagree 64, Disagree 31, Don't know 16, Agree 34, Strongly Agree 9

Bagham junction especially dangerous with many accidents, this was not addressed as part of the Sawmill allocation. The Council has already allowed a large development right on the dangerous corner, children will have to cross a very busy and fast road to get to school, doctors or the bus. Manston Airport should be redeveloped. Concerned about visual impact, impact on tourism to the village. Concern about urbanisation of area of natural beauty which is in part of

the Conservation Area. Will spoil the approach to the village along attractive avenue. Concerns about overlooking of existing properties. Concern about large trees lining Bagham Road. Would extend village boundary.

(8) DN13, at Land between bagham Road, Ardem Grange & Recreation Ground
Strongly Disagree 61, Disagree 22, Don't know 24, Agree 34, Strongly Agree 13
Concern about visual impact, impact on tourism to the village. Would be better developed as new primary school and medical centre. Will spoil avenue which is part in Conservation Area and attractive approach to village. Would extend village boundary.

(9) DN29, at Land at 1-5 The Oast House, Old Wives Lees
Strongly Disagree 58, Disagree 22, Don't know 30, Agree 39, Strongly Agree 7

Map and display is very out of date, garden is now larger which will restrict the width of the access. There are bats on this piece of land. Site proposal seems to include property that they do not own. Back land development.

(10) DN30, at Land between Long Hill and Hawkin's Rough at Old Wives Lees
Strongly Disagree 104, Disagree 19, Don't know 17, Agree 13,
Strongly Agree 3

Long Hill is unsuitable for more traffic it is a single traffic country lane. There is no suitable transport system for OWL. Long Hill is the designated road for children to walk to school there are no paths. Should be encouraging people to get out their cars. Infrastructure unsuitable. Very poor access, highly unsuitable. Access would be extremely restricted and problematic as residents park their cars opposite the proposed site. Proposal too large for OWL.

(11) DN31, at Land adjacent Tollgate Cottage, Maidstone Road
Strongly Disagree 74, Disagree 22, Don't know 20, Agree 23,
Strongly Agree 13
Expensive to build a connection to main village. Loss of prime agricultural land, spoil rural aspect and approach to Chilham. It is a fast bit of road. This site has long term potential, say 10 years time. Separated from the village by main road.

EGERTON

Submitted Sites within the Egerton Parish

Site Ref.	Site Name	Proposed use, development or site area
WN1	Broad Ham, Rock Hill Road, Egerton	Housing, 16 dwellings
WN2	Land to the NE of New Road, Egerton	Housing, 1.0ha

Response to consultation from Egerton Parish Council – No event held

Egerton Parish Council and Egerton Parish Plan Committee are not proposing to have any meetings to discuss the site submissions. However they have stated that they are in the process of producing a Parish Plan and a recent village survey showed that there is no local demand for 'open market' housing. They would prefer to deal with the site proposals in the overall context of a wider village plan which is anticipated to conclude in mid-2014.

GREAT CHART WITH SINGLETON

Submitted Sites within the Great Chart with Singleton Parish

Site Ref.	Site Name	Proposed use, development or site area
GCS1	Former Nickolls Quarry, Chilmington	Gypsy
GCS2	The Meadows, Sandy Lane, Great Chart	Gypsy
GCS4	Pig and Whistle, Ashford Road	Housing, 0.7ha
GCS5	A28 Bethersden Road (Land north of Possingham Farmhouse)	Mixed, 27ha
GCS6	Land adjacent to Chart Leacon Cottages, Chart Road	Housing, 0.8ha

Great Chart with Singleton did not respond within the timeframe for this consultation – No event held.

HIGH HALDEN

Submitted Sites within the High Halden Parish

Site Ref.	Site Name	Proposed use, development or site area
WC6	Lees Paddock, Pot Kiln Lane	Gypsy
WC7	Tyrol Farm, Plurenden Road	Gypsy
WC8	Land to the east of Homestall Farm, Ashford Road, High Halden	Housing, 6-8 dwellings
WC9	Black Cottage Orchard (2 sites)	Housing, 15 eco dwellings
WC10	Outbuildings at Quakers, Woodhcurch Road	Housing, 1 dwellings
WC11	Land to the north side of Church Hill	Housing, 28 dwellings
WC12	Land at Hope House, High Halden	Mixed, 50 dwellings and other uses
WC13	Pasture Land adjoining St. Michaels Court and Sportman Farm, Halden Lane	Mixed, under 100 dwellings
WC21	Oaktree Farm Buildings, Woodchurch Road, High Halden	Housing, 12 dwellings
WC54	Land adjacent to (North of) Beaulieu, Ashford Road,	Housing, 20-25 dwellings
WC74	Land to the east of St. Mary's Church, the churchyard and Duxbury	Housing, 2.28ha
WC89	Charmwood, Plurenden Lane	Housing, 2 additional housing

No response to consultation from High Halden Parish Council – No event held.

A number of individual responses were submitted directly to Ashford Borough Council, these are summarised below:

WC11: Individual comments (8 responses): outside village confines, impact on church graveyard, traffic, harmful to historic character, impact on setting of church, impact on conservation area in beautiful part of village, Church Hill is narrow and busy lane, village school at capacity, disruption to existing wildlife, abandonment of public footpaths.

WC74: Individual comments (4 responses): outside village confines, impact on church graveyard, traffic, disruption to existing wildlife, abandonment of public footpaths, impact on conservation area.

WC13: Individual comments (1 response): dangerous corner, awkward access, narrow lane, not served by public transport, not sustainable location nearest shops and schools are in St. Michael over 1 mile away, no gas, sewage, water or electricity services to the site.

HOTHFIELD

Submitted Sites within the Hothfield Parish

Site Ref.	Site Name	Proposed use, development or site area
DW20	Land and Building at Waterfall Barn, Hothfield	Housing, small
DW31	Land at Ram Lane, Westwell Leacon	Housing, 12 dwellings

Hothfield Parish Council is considering the future of Hothfield through its own working group that will assess the suitability of future development in the village. – No event held.

KENARDINGTON

Submitted Sites within the Kenardington Parish

Site Ref.	Site Name	Proposed use, development or site area
IO3	Land at High House Farm, Kenardington	Mixed, employment, housing and playing field
IO4	High House Nursery, Kenardington	Mixed/tourism & leisure, holiday park, leisure facilities, shop
IO9	Paddock at Pockets Cottage, Church Lane	Housing, up to 6 units

No response from Kenardington Parish Council – No event held.

KINGSNORTH

Submitted Sites within the Kingsnorth Parish

Site Ref.	Site Name	Proposed use, development or site area
NO3	Ashford Canal District	Mixed, 100+ dwellings
PFN3	Land adjacent to Kingsnorth Medical Practice	Mixed, 3.9ha
PFN4	Triumvirate House, Millbank Road (Imagine play centre)	Housing, 30 dwellings or 73 dwellings
WE2	The Greens Business Centre, Cheesemans Green Lane	Housing, 12 dwellings
WE3	Land east of the Greens Business Centre, Cheeseman's Green Lane	Housing, 70+ dwellings
WE4	Land at Finn Farm	Mixed, 500 dwellings
WE5	Land to the South pf Park Farm East	Mixed, 230 dwellings
WE6	Park Farm South East	Mixed, 500 dwellings
WE13	Land adjacent to Hookstead, Steeds Lane	Gyspy, 1 pitch
WE16	Kingsnorth	Mixed, 1250 dwellings
WE17	The Retreat, Taylor Farm, Bond Lane	Mixed, 2 acres
WE18	Taylor Farm, Bond Lane	Mixed, 4 acres
WE19	Land adjacent to Meadow Farm, Broadhembury Farm and Land south of Hookstead, Steeds Lane	Mixed, 100+ dwellings
WE20	Land adjoining Finn Farm House, Finn Farm Road, Kingsnorth	Housing, 6-8 dwellings
WE21	The Park, Cheesemans Green	Mixed, 420 dwellings and other uses
WE24	Land adjacent to Stumble Lane/Church Hill and including Stumble Wood	Housing & Community Facilities, 30-50 units and community woodland.
WE35	Homelands Golf Centre	Mixed, 100 dwellings and leisure/sports/commercial
WE37	Land at Kiln Farm, Bond Lane	Housing, 5.84ha
WS2	Ashford Road, Kingsnorth (Land south of Kingsnorth Ironworks)	Gypsy
WS3	Fields behind Halfway Bungalow & Yard, Ashford Road, Kingsnorth	Housing, 10ha
WS4	Briars, Church Hill, Kingsnorth	Housing, 10-20 dwellings

WS6	Magpie Hall Road, Kingsnorth End (Land to the south of Wainsbrook)	Housing, 100+ dwellings
WS7	Land south of Magpie Hall Road	Housing, 100+ dwellings
WS11	Land at Court Lodge	950 dwellings, local centre, retail, Discovery Park
WS32	Land adjacent to Bethersden Road and Woodchurch Road	Mixed, 85-95 houses, leisure and commercial

Two public exhibitions were held by Kingsnorth Parish Council: 28th March 2014 at Kingsnorth Recreation Centre and 2nd April 2014 at Kingsnorth C of E Primary School.

Comments received from public exhibitions, including individual comments subsequently submitted to Ashford Borough Council.

General comments

Exhibition responses (32 responses): why so many sites in Kingsnorth? Develop brownfield sites first. Loss of open space and wildlife habitat, loss of agricultural land when we need to feed a growing population; lack supporting infrastructure, developer should pay for it up front, loss of village identity, buffer zone/s between existing and proposed development, re-define conservation area, increase in traffic, particularly in Magpie Hall Road and Church Hill, existing Section 106 agreements need to be upheld and monitored, why a site for travellers? Flooding. The development at Chilmington Green needs to be taken into account when reviewing potential sites in Kingsnorth as when combined leads to an over development of the area. Need for a masterplan.

Individual comments (1 response): "Ashford has very substantial areas of derelict brown field sites. It is vital that these areas are developed before any green field areas are built on for the following reasons; (i) the run down derelict land gives an awful impression to visitors of the state of Ashford. This is particularly so for land in the centre of town, (ii) brown field sites are preferable to develop as they will improve the landscape for existing residents, (iii) the development in brown field sites will support existing businesses in Ashford instead of dragging the new residents out of town for new developments. New developments on brown field sites will encourage new residents to use existing facilities, development in green fields are dependant on car based transport and once residents get in their car they are likely to drive to Canterbury or Bluewater rather than using the Ashford offer, (iv) green field developers have been promised green transport such as Smartlink and it is clearly the case that ABC are unable to insist that developers deliver what they promise so new green field developments should be prevented until ABC is able to ensure that developers deliver on existing promises and that existing strategies such as 35% affordable housing provision are delivered." The announcement on 16 March that Ebbsfleet will accommodate 15,000 new houses should take the pressure off

Ashford from building at the rate it has done over the past few years. Ashford has contributed disproportionately to Kent housing growth in recent years and it is now time to consolidate the growth and concentrate of brown field sites before green field sites. The residents of Mersham & Sevington held a Parish Poll in 2006 which supported the idea of development in the current core strategy which involved development up to Highfield Lane and Cheesemans Green Lane. The Parish is still supportive of these views and the result of the ballot in 2006 was overwhelmingly supportive of limiting the development to the line we called the "Mersham Wall".

Individual comment (1 response): WE16 the main road leading from Ashford to Hamstreet is already oversubscribed. It is dangerous and cars don't stick to the speed limit, width of footpath makes walking with pushchair or even wheelchair very difficult, worst areas are those in front of Shipley Hatch, and those to the side of the old post office at Church Hill, poor visibility, lack of parking around school time, heavy traffic. Also object to building on green belt land, enjoyed by people using the countryside, full of wildlife and ancient hedging, which should be preserved. The land is also undermined by high levels of groundwater, worried about flooding to existing properties once new development is built. Object as it would over stretch NHS, schools, and welfare amenities. Also object as there is so much development proposed in a small village, chance the character and get swallowed up by Ashford.

Exhibition response: NO3 (2 responses) site floods and developer does not fulfil existing obligations on other sites.

Exhibition response: WS2 (1 response) Why provision for a travellers site?

Exhibition response: WS11 (11 responses) Site floods / extra traffic / over development when taken in conjunction with Chilmington Green.

Exhibition response: WS6 (3 responses) site floods / increase in traffic.

Exhibition response: WS7 (5 responses) WS16 (6 responses) WS16C (5 responses) increase in traffic / flooding / over development when taken in conjunction with Chilmington Green.

Exhibition response: WS32 (6 responses) increased traffic on Magpie Hall Road / flooding

Exhibition response: WS56 (2 responses) flooding

Exhibition response: WS57 (1 response) over development when taken in conjunction with Chilmington Green.

Exhibition response: WE4 (1 response) flooding / infrastructure / traffic

Exhibition response: WS4 (3 responses) flooding / infrastructure / traffic / village identity / buffer zone between existing and proposed development.

WE11 & 21: Individual comment (1 response) would like to see site retained in the Core Strategy but as mixed employment driven commercial use not converted to residential. The "nib" land at WE21 was carefully designed by the developers Crest Nicholson and the land owners the Church Commissioners as part as an integrated development and planning consent has already been granted for some very high density housing developments (e.g. at Green Street) which are expected to be supported by the mixed use commercial sites at WE11 & 21. If these sites are now allowed to be residential the whole site will no longer offer the sustainable approach to transport needs which were intended. The sites will be predominately car based residential will resultant detrimental effects on M20 and local traffic. These sites offer an important gateway into Ashford and high density housing is not right for these sites as they are below the level of the A2070 and the residential property will be overlooked by traffic and not offer the expected quality of life and sense of space that Ashford requires from such development. There is no proven need for another large development of Housing in the Ashford area as the town already has a plentiful pipeline of housing developments and it is not down to Ashford to solve the housing crisis in East Kent. A balanced approach is required across all Kent districts. WS11 has a broad swath of land through the site which is prone to flooding. The impact of fluvial flooding would in itself preclude development but there will be additional risks from ground water flooding as the water table is notably high in these areas. Development in these sites would have a detrimental effect on a number of nearby listed properties. In additional access would be via the minor road network and in some cases, single track lanes

Exhibition responses: WE16D (6 responses), WE16B (4 responses), WE16E (2 responses) flooding, infrastructure, traffic, site access, use brownfield sites first; WE16F (3 responses) rights of way over the site, overdevelopment of the site, WE16A (2 responses) flooding, infrastructure, traffic, site access, use of brownfield sites first.

WE 16 / 17 / 18 / 37 & WS11 - individual comment (1 response): The development of these areas will result in the substantial enlargement of Kingsnorth village. The village is a quiet residential area of unique residential quality and it would be entirely inappropriate to allow development that encircles the village with development. This would have a serious detrimental effect on the quality of life for existing residents. The proposals in each of these areas will have a detrimental effect on the landscape character baseline and visual amenity baseline from a wide range of points within Kingsnorth Village particularly Church Hill and Stubbs Cross. The views westwards from Ashford Road would be seriously harmed. There are no conceivable screening effects that would prevent these developments from having a high adverse effect.

Taken together these sites would result in a high adverse effect of the air quality in South Ashford and surrounding villages. There will also be an adverse effect on existing residents from the noise generated from these developments, particularly during construction. Each of these sites have a unique habitat including farmland birds, hares and badgers. The loss of the ecology from these species is detrimental to the ecology of the surrounding areas. The area is rich in cultural heritage, a number of significant finds have been identified in surrounding developments from the Mesolitic, Neolitic, Bronze Age, Iron Age and Roman periods. Iron Age and Roman finds from surrounding developments are noted to have regional significance and the area should be protected from development. The development in these areas would not be sustainable as they are remote from the development spread currently envisaged by Ashford BC which is illustrated by the Green Necklace to the South of the town. These development areas would be unconnected to the town and would not be sustainable form a transport point of view. WS11 would result in an unacceptable extension to the build environment of Washford Farm and would not be the correct setting for such a substantial development. There are many interested archaeological areas and setting sin the development area which should be protected from development. The setting of these areas, as surrounding land is in some cases higher, would be inappropriate for large scale development. In addition they will affect the setting of nearby rural and agricultural property. The land is currently in agricultural use. The loss of important farmland will be detrimental to the economic strategy of Ashford and Ashford needs to support the considerable rural and agricultural industries around Ashford. The loss of agricultural land will reduce the ability of the ground to absorb water as the top soil level will be reduced. There will be negative effects on nearby residents from round the clock operations that development on this site might generate; particularly given its proximity to Stubbs Cross with its unique character. There is no proven need for another large development of Housing in the Ashford area as the town already has a plentiful pipeline of housing developments and it is not down to Ashford to solve the housing crisis in East Kent. A balanced approach is required across all Kent districts. WS11 has a broad swath of land through the site which is prone to flooding. The impact of fluvial flooding would in itself preclude development but there will be additional risks from ground water flooding as the water table is notably high in these areas. Development in these sites would have a detrimental effect on a number of nearby listed properties. In additional access would be via the minor road network and in some cases, single track lanes.

WE17 & 18 – individual comment (1 response): This site is outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village.

WE 2 / 3 / 10 - individual comment (1 response): Unacceptable extension of Finberry which is a well-balanced and designed development which would not benefit from any additional development in this location. The site is partly east of Cheesemans Green Lane which has been established as the natural barrier for further extension of Ashford. The long term aspirations of Ashford are to ensure long term sustainable development without constantly expanding the town and there has been an agreed envelope or boundary to Ashford and this site crosses the boundary. Development in these sites would have a detrimental effect on a number of nearby listed properties. In additional access would be via small single track lanes.

WE 35 / 19 / 13 - individual comment (1 response): These sites are two remote from the village to be supported as they will create unstainable areas of development outside the village confines or envelope.

Exhibition response: WE24 (1 response) loss of woodland; WE18 (1 response) and WE 17 (1 response) nothing should be built in a 5 mile radius of Kingsnorth village / preserve conservation area and definition of a village / maintain wildlife habitat / keep Kingsnorth rural / traffic issues.

Individual comments to WE24 following exhibition (2 responses) these sites are outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village. Proposed development would introduce further road traffic onto small country lane. Proposals for 30 to 50 houses much higher density that surrounding developments. Church Hill boundary is located on a blind bend, dangerous exit or entry to the site. The majority of traffic using both Church Hill and Finn Farm Road fail to observe national speed limit. No street lighting or pavements. Kingsnorth seen much development in recent past, but not must infrastructure, particularly schools, medical services.

Exhibition response: WE4 (1) flooding / infrastructure / traffic. Individual comment (1 response following exhibition) support as infilling.

Individual comment sent directly to Ashford Borough Council (1 response)
WE5 / WE6 / WE20 These areas would not be a sustainable extension to Bridgefield. The number of residential units at Bridgefield is sufficient and additional development on these sites would result in unacceptable crowding and massing of development in a too concentrated area. The land is on a rising ridge and developments of this site would be visually intrusive to areas including Colliers Hill and would not be attractive. The area has already been considered by the Inspector as part of the previous Core Strategy and the proposals to develop here have been rejected. WE6 is partly in an area prone to flooding. WE20 is adjacent to listed buildings so further nearby development is inappropriate.

KENNINGTON

Submitted Sites within the Kennington Community Forum area

Site Ref.	Site Name	Proposed use, development or site area
BBAE1	Ashford Golf Club	Mixed, 100+ dwellings and associated uses
BBAE2	Land at Eureka Park (Policy U17)	Mixed, 100 dwellings, commercial and flexible uses
BO2	The Bamboos and Longwood	Housing, 1.14ha
BY1	Ashford Rugby Club	Housing, 50 dwellings
KE1	Land at Ulley Farm, Ball Lane, Kennington	Housing, 100+ dwellings
KE2	Orchard Farm, Kennington	Housing, 100+ dwellings
KE3	Land NE of A2070 Willesborough Road	Housing, 1000 dwellings and associated uses
KE4	Land east of A28	Housing, 1000 dwellings and associated uses
KE5	The Croft Hotel, Canterbury Road	Housing, 0.59ha

Public exhibition held on 5th April 2014 by Kennington Community Forum at the St. Mary's Community Centre.

Kennington Community Forum has submitted the following comments as a reflection of the views of residents in their area.

a) The Strategic Housing Market Assessment prepared for ABC is deeply flawed in relation to the impact on housing needs and employment opportunities of high speed rail services between Ashford and London. Section 2.32 states: "It should be borne in mind that this analysis is based on commuting data from the 2001 Census (the most recently available and nationally complete dataset). As such, local changes in transport links and accessibility over the past decade may have influence these flows. This is particularly likely to be the case with areas such as Ashford and along the north Kent corridor given the influence of the High Speed 1 (HS1) Rail Link. This has significantly improved journey times from Ashford to London". The mantra "London in 37 minutes" has been the mainstay of Ashford Borough Council's promotion of the borough since HS1 opened to domestic traffic in 2009. The impact of this service on housing and employment projections cannot be "based on commuting data from the 2001 Census" and the SHMA must be updated to reflect this significant change by reference to current data.

b) The Strategic Housing Market Assessment also states, in Section 5.3, "(…) Ashford has seen comparatively (and quite substantially) higher historic growth in population, particularly since the early 1990s. The divergence from population growth levels seen across both Kent and particularly the wider South East is particularly notable with Ashford experiencing on average 1.45% population growth per annum over the past 20 years whilst Kent and the South East have experienced 0.76% and 0.70% respectively". The report does not seek to determine the reasons for population growth in the borough being twice the average for the county and the South East. Further work must be undertaken to document the sources of this "quite substantially higher historic growth", which is of primary importance to the current strategic planning exercise.

c) We note concerns from residents regarding congested road networks in Kennington and the impact of further development in this area. We draw your attention to traffic models in the *A28 – A251 Link Road, Ashford Feasibility Study Report* commissioned by Kent County Council in 2010, and in particular the following: "The A251 Faversham Road and A28 Canterbury Road are the two key routes serving Ashford from the north and provide direct links to Faversham and Canterbury respectively. (…) The strategic nature of the routes means that they are well utilised during both the AM and PM peak periods and the high traffic flows and existing highway layout result in congestion at key junctions. This problem will be exacerbated by the future growth in traffic flows that will result from planned development within Ashford over the coming decades".

KE4 Land east of A28 and KE3 Land NE of A2070 Willesborough Road, object, these sites were previously considered and rejected under ABC's Urban Sites and Infrastructure Development Plan Document as a single site US22b Ashford Cricket & Hockey Club- east of A28, which proposed 300 houses plus sports facilities on the northern part of this site. This present submission is for a significantly larger number of houses.

The US&I DPD Sustainability Appraisal found that:

i) "This site forms part of open countryside which is not well-related to the existing urban form in this part of Kennington. It would have a considerable landscape impact which could not be completely mitigated." ii) "The site has been allocated as a Special Landscape Area in the past and still offers outstanding views towards the base of the Downs. The view of the Downs is extensive and offers a backdrop to the open countryside. (…) and [development] would represent a significant incursion into an area that is only sporadically developed at present." iii) "Development of the site is likely to be reliant on the delivery of an A28-A251 link road to mitigate the impact of additional traffic generated from the development on the A28 corridor." None of these factors has changed since the US&I DPD Sustainability Appraisal and we therefore request that ABC maintains its previous finding that the site is not suitable for development.

The proposed A28 – A251 Link Road on which development of either of these sites would be reliant would have an extremely damaging effect on the environs of Kennington. A study prepared for KCC put forward a number of route and cost options but concluded that “The issues relating to deliverability likely to stop this project going forward are Highway Authority finance, public opinion and flood risk”. As none of these issues has been mitigated, Sites KE4 and KE3 will be undeliverable.

Almost all the land in site KE4 is graded as Grade 1 or Grade 2 under the Agricultural Land Classification post-1988c which is considered the best and most versatile land under the Agricultural Land Classification. Site KE3 does not appear to have been subject to a detailed post-1988 grading, but it is reasonable to assume that it would be a similar high grade as the adjacent site. Natural England’s Agricultural Land Classification map London and the South East (ALC007) supports this and shows this area as likely to be Grade 1 agricultural land. NPPF states that “local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”, and ABC should not consider loss of these sites for agriculture without an exceptionally compelling case, which this submission has not made.

KE2 Orchard Farm: object, does not appear to have been subject to a detailed Agricultural Land Classification post-1988, but it is reasonable to assume that it would be a similar high grade as the adjacent sites KE4 and KE3. NPPF states that “local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”, and ABC should not consider loss of this site for agriculture without an exceptionally compelling case, which this submission has not made. The site is not well-related to the existing urban form in this part of Kennington, and development would represent a significant incursion into an area that is only sporadically developed at present. Road access to the site is poor, apparently requiring access via adjacent land which is not included in the submission, and it is likely to make this site undeliverable. There is a significant risk that this could become a relatively large (potentially 150 house at 30 per ha.) but “disconnected” estate with no obvious sense of place.

KE1 Land at Ulley Farm: object, Ulley Farm forms a key element of the historic character of the centre of Kennington. Originally “a small manor, within the bounds of this parish, next to Boughton Aluph, having now neither mansion nor any demesnes that can be ascertained belonging to it”, it has remained open farmland from mediaeval times. It has an important spatial relationship to St Mary’s Church, local schools, and the properties in Ball Lane and The Street which formed the original core of Kennington village and are now largely within Kennington and Ball Lane Conservation Areas. Development of this site would irrevocably destroy the semi-rural aspect of the centre of Kennington, and have a significantly adverse impact on the character of the area to the disadvantage of current residents. ABC’s Landscape Character Study identifies SG3 Ulley Farmlands as being “undulating mixed farmland

with open arable fields, pasture and linear woodland strips" with "long distance views to the North Downs", and states a Policy Recommendation to "conserve & create". Development of this land would be contrary to these findings and recommendations. The proposed site of 11 ha could potentially generate 300 houses at 30 per ha with attendant vehicle movements. The site is only accessible by road from Ball Lane; traffic generated from any development would be routed through adjacent streets which are characteristically narrow, with narrow pavements. Recent introduction of parking restrictions and reinstallation of speed bumps in The Street and Ulley Road indicate the extent of existing safety concerns. This site is therefore not sustainable by reason of traffic generation.

The Sustainability Report commissioned as part of the 2008 Core Strategy finds that the "Kennington Circle" within which Ulley Farm lies "is all within areas of high grade agricultural land." Natural England's Agricultural Land Classification map London and the South East (ALC007) supports this and shows this area as likely to be Grade 1 agricultural land. NPPF states that "local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality", and ABC should not consider loss of this site to agriculture without an exceptionally compelling case, which this submission has not made.

Further, the 2008 Core Strategy Sustainability Report states that i) "impacts on sites of conservation importance are predicted to be adverse insofar as the proposed development areas adjoin or incorporate Conservation Areas (for example Kennington)" ii) "Although the bulk of the proposed development area is not within designated landscape areas. Almost all of the Kennington Circle development footprint impacts on the Special Landscape Area to the north of Ashford." iii) "Further justification for development of Kennington Circle is required if it is to be demonstrated that other sustainability benefits will override the disbenefits associated with the loss of Grade 1 agricultural land in this location. Currently, combined consideration of this and other impacts (including landscape and density considerations) concludes that an alternative location for these 400 dwellings should be sought, potentially integrated with other development areas."

Acknowledging that the Local Plan to 2030 is a new plan and does not carry forward findings or allocations from the Core Strategy, we concur with these statements in the 2008 Core Strategy Sustainability Report and rejection of this as an appropriate site for development.

BBAE1 Ashford Golf Club, Sandyhurst Lane: do not object but with reservations, we understand that 16 acres of land is leased to the Club by ABC, and that ABC will not consider renewal of this lease beyond 2043. The remaining land owned by the Club is insufficient for a viable 18-hole course. At an Extraordinary General Meeting in June 2013 the Club's members therefore approved a strategy to seek to relocate the course to a new site. While we regret the loss of green space within our area, we recognise that development of this site, if done with sensitivity and taking into

account the needs of adjacent residents, could represent the “least- worst” option for meeting development needs in the immediate area.

However, we have the following reservations: i) The site is not well suited for residential purposes as it is bounded by the M20 to the southern side which is largely above the level of the golf course and is notoriously noisy. Consideration must be given to using this site for commercial employment purposes instead. ii) A substantial buffer zone must be set aside between any new development and existing residential properties adjacent to the site. Any development should be arranged so that traffic flows to the A251Trinity Road, and not to Sandyhurst Lane. This ensures that development is oriented towards the centre of Ashford, and avoids increasing pressure on traffic flows and speeds in Sandyhurst Lane. iv) Development of this site must be considered together with BBAE2 Land at Eureka Park and an integrated plan developed to ensure a coherent and effective scheme across both sites.

BBAE2 Land at Eureka Park: do not object but with reservations. We note that since outline planning consent for Eureka Park was granted in 1988 the rate of development and of creation of employment has been disappointingly slow; and that at current progress the site will not be complete until 2035. We welcome a more coherent attempt to bring this forward if done with sensitivity and taking into account the needs of local residents.

However, we have the following reservations: i) Development of this site must be considered together with BBAE1 Ashford Golf Club, Sandyhurst Lane and an integrated plan developed to ensure a coherent and effective scheme across both sites. ii) A substantial buffer zone must be set aside between any new development and existing residential properties adjacent to the site. iii) Development of this site must not require further enabling developments in order to succeed: for example, an A28 – A251 Link Road. iv) The developer and ABC must provide more detailed and specific evidence to answer the question “why would an employer move to this site in preference to other towns in the South East which are competing for the same businesses”.

BBAE1:

Central Ashford Community Forum, the Warren is Ashford’s most important wildlife area. ABC land should be returned to the Warren. Would prefer to see development integrated with the Trinity Road site, to provide high-end jobs.

Boughton Aluph & Eastwell Parish Council response: Could provide opportunities to provide a range of housing, employment or leisure facilities.

Kennington Exhibition: 1 objection. It is sacrilege to build on golf club. Land was left to Ashford for recreational use, i.e. the warren land and some of the land leased by the Golf Club where 7th and 8th holes situated.

KE1:

Kennington Exhibition: 9 objections. No access, whole area already congested. Destroy beautiful area of land, increase traffic on Ball Lane. Proximity to Downs View infant school. Grade 1 agricultural land. Irrevocably destroy the semi-rural aspect of the centre of Kennington, have significant adverse impact on character of the area. Traffic generation.

Individual comments submitted to Ashford Borough Council: (7 responses) unacceptable and unmanageable increase in traffic for residents. Access to Ball Land via Church Road is already stretched to its limits during school hours, development will spoil an area of great natural beauty close to a designated conservation area; site rejected in 2010 reasons for rejection not changed, traffic situation worse, grid lock during school drop off/pick up times, grade 1 agricultural land, wildlife many protected; create staggered x road at end of Church Road and Ulley Road, double yellow lines have created problems, development will make traffic problems worse and potential for accidents; exasperate traffic problems, unsafe road, notably use of mobility scooter; Prime agricultural land, only access via Ball Lane, only access would be adjacent to Downs View Infant School, negative traffic implications, impact on the character of Ball Lane and Kennington Conservation Area; question access for the delivery of building materials, eventual ongoing traffic from residents and services, need to plan for emergency evacuation, traffic movement issues during construction, already experienced during construction of one extension in Ball Lane, quality agricultural land, land provides backdrop to AONB, access for public to North Downs Way will be lost to development.

KE2:

Kennington Exhibition: 8 objections. No suitable access to site, prone to flooding, traffic congestion. Disturbance to nature and wildlife. All these sites feed into Canturbury Road, traffic is now often stationary – no footpath in places. On edge of urban fringe and enjoys semi-rural feel, development would impact on character and appearance. Loss of agricultural land, does not relate well to existing urban form, access could be an issue.

Individual comments submitted to Ashford Borough Council: prime agricultural land, proposed accesses are not viable, access via Croft Hotel onto the Canterbury Road is dangerous, site visible from Kent Downs AONB, blot on landscape.

KE3:

Kennington Exhibition: 14 objections. Prime agricultural land, flood plain which is often under water close to railway line. Willesborough Road already congested. Area towards Wye is an AONB. No suitable access. Access to KE3 added to Conningbrook access would be too much for Kennington/Willesborough Road. Disturbance to nature and wildlife, noise impact. No thought has been given to

infrastructure. Danger posed for children crossing A28 near Sprearpoint corner. Increased traffic through Little Burton. Consideration needed for public transport. Negative effect on footpaths to Wye. On edge of urban fringe and enjoys semi-rural feel, development would impact on character and appearance. Sites KE3 and KE4 have also been rejected by inspectors under the new Act. Landscape impact, impact of additional traffic, reliant on new A28-A251 link road, not deliverable, loss of high grade agricultural land.

Individual comments submitted to Ashford Borough Council (1): prime agricultural land and is liable to flooding near railway line, size and scale of development would have huge consequences for the area, massive increase in traffic, need for additional school and health provision. Open countryside overlooked by the Kent Downs AONB.

KE4:

Kennington Exhibition: 13 objections. No suitable site access. Increase of road traffic. Potential flooding a wide strip close to the railway line floods for long periods. Disturbance to nature and wildlife. Prime agricultural land. Excellent views across the Wye Downs. Willesborough Road will be unable to cope with additional traffic. No thought has been given to infrastructure. Danger posed to children crossing Spearpoint corner. Impact on footpaths, access to countryside walks. Increased traffic through Little Burton Farm. Any proposed development will need to consider public transport. All these site feed into Canterbury Road. Traffic is now often stationary – no footpaths. It makes more sense to fill in the gaps in the urban area rather than build on countryside. Sites KE3 and KE4 have also been rejected by inspectors under the new Act. There is a section of KE4 between the public footpath and the boundary with KE3 where there used to be a brickyard with its deep pits. 20+ years ago these were filled with waste including pieces of asbestos. It would have to be decontaminated. Any development would have to be very low density with sensitivity to adjacent AONB.

KE5:

Kennington Exhibition: 7 Objections. No suitable access. Increased traffic. Potential for flooding. Disturbance to wildlife and nature. Noise. Feeds into Canterbury Road, traffic often stationary, no footpaths. The site would have a massive impact on the semi-rural feel, spoil character and appearance of this part of town, Makes more sense to infill rather than build in the countryside. Lack of infrastructure.

Sandyhurst Lane Residents' Association: Objection. We have serious concerns that the following sites, if adopted would lead to very significant detriment to the area in terms of social, environmental and transport issues: Ashford Golf Course (BBAE1); Eureka Park (BBAE2). Some of these sites have already been rejected in

previous planning decisions and all of them are, in out view, unsuited to development.

MERSHAM AND SEVINGTON

Submitted Sites within the Mersham and Sevington Parish Council areas

Site Ref.	Site Name	Proposed use, development or site area
WE7	Land adjacent 1 Chequer Tree Cottage, Chequer Tree Lane	Housing, 1.12ha
WE8	Land to the north of Orchard Cottage and Marden, Kingsford Street	Housing, 17 dwellings
WE9	Cranwell House, The Forstal	Housing, 5 dwellings
WE10	Land at south Stour Apiary / Munday Farm House	Housing, 110 dwellings
WE11	Waterbrook Park	Mixed, 100+ dwellings, 3ha commercial and P&R
WE12	Willesborough Garden Centre, Hythe Road	Mixed, Employment / tourist / leisure
WE14	Frith Business Centre, Frith Road, Aldington	Housing, 10+
WE15	Sevington Park, Land east of Highfield Lane	Employment, Mixed Use
WE21	The Park, Cheeseman's Green	Mixed, 420 dwellings and other uses
WE39	Land rear of Village Hall, Church Road	Mixed, dwellings extension to village hall and car park
WE40	Land at Court Lodge Farm, Church Road	Housing, 0.5ha

Public exhibition held on 12th March 2014 by Mersham & Sevington Parish Council and Mersham Village Alliance at The Forge

Summary of responses following the public exhibition, this includes comments from The Village Alliance, as well as individual responses submitted to each the Parish Council or ABC following the exhibition (as indicated).

General Comments:

Individual comment (1 response): The announcement on 16 March that Ebbsfleet will accommodate 15,000 new houses should take the pressure off Ashford from building at the rate it has done over the past few years. Ashford has contributed disproportionately to Kent housing growth in recent years and it is now time to consolidate the growth and concentrate of brown field sites before green field sites. The residents of Mersham & Sevington held a Parish Poll in 2006 which supported the idea of development in the current core strategy which involved development up to Highfield Lane and Cheesemans Green Lane. The Parish is still supportive of these views and the result of the ballot in 2006 was overwhelmingly supportive of limiting the development to the line we called the "Mersham Wall".

WE7: Land adjacent 1 Chequer Tree Cottage, Chequer Tree Lane, Mersham

Objections from exhibition:

- Contrary to Core Strategy aims of preventing new development in the countryside outside 'the built-up confines of a rural settlement' (Ref: Core Strategy paragraphs 6.30 and 6.37, also Tenterden and Rural Sites DPD Policy TRS2) (5 responses)
- Important to retain village integrity and a green buffer around Mersham (3 responses)
- Proposed development would increase traffic through Mersham village, which would also further endanger pedestrians, as there are few footpaths in and around Mersham (2 responses)
- Site adjacent to listed buildings so further nearby development is inappropriate (1 response)

Other WE7 comments:

The Village Alliance: This site is contrary to Core Strategy (Paras. 6.30 and 6.37), as well as Tenterden and Rural sites DPD Policy TRS2. There is no support for this site. Individual comments (1): These sites are outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village. Adjacent to listed buildings so further nearby development is inappropriate. Individual comment (1): open countryside, greenfield, out of scale with local area.

WE8: Land to the north of Orchard Cottage and Marden, Kingsford Street, Mersham

Objections from exhibition

- Village integrity must be retained (8 responses)

- The orchard is part of the village cushion and as such should be retained as agricultural land (3 responses)
- The proposed development is not in keeping with the village (6 responses)
- Development would be outside of the village envelope. Thus, Contrary to Core Strategy aims of preventing new development in the countryside outside 'the built-up confines of a rural settlement' (Ref: Core Strategy paragraphs 6.30 and 6.37) (3 responses)
- The Parish Council has discouraged infill of properties in open fields, outside of the village centre and planning permission for a single property has previously been refused (1 response)
- Currently, there are only 12 properties along Kingsford Street, from its junction with Blind Lane to Highfield Lane, the area of the green cushion protecting Mersham. Thus, there is currently a general housing density along the green cushion of Kingsford Street of 1 house per acre or 1 per 0.4 hectare, not 17. This would suggest the site is suitable for one property, which would be in keeping with the local area (10 responses)
- The site is composed of two parts. The top is the orchard on rag stone. This drains east to the stream running along the boundary of the second parcel of land. The flood plain of this stream makes the entirety of the second part of the plot. It had an agricultural covenant on it, although this might have been lifted. There is a right of way for the water to flow over the land. There is a covenant on the land next door to allow the free flow of water. The stream flows from the village and has significant throughput after rainfall. Any blockages cause flooding upstream in Mersham. Any culvert will affect the stream's course encouraging more flooding of neighbouring properties' ground and upstream (1 response)
- There are a large variety of wildlife supported both by the stream and the orchard including bats, voles and crested newts (1 response)
- The site is composed of two very different levels making it necessary to level the site. This would affect neighbouring listed properties (1 response)
- The proposed development would have a negative impact on the local landscape and neighbouring properties, which include a fine example of a Hall House (5 responses)
- The exit would be onto an unlit, single track road (3 responses)
- The local utilities are at maximum capacity: the overhead electricity cables have power dips as more is drawn at certain times; there is no mains gas; the village mains water pipe runs through the site. When conditions are poor, this overflows, resulting in effluent pouring into neighbouring properties (1 response)
- Increased noise pollution (6 responses)
- Increased light pollution (4 responses)
- Increased traffic levels on a narrow, single lane country/village road, with no footpaths. Danger to pedestrians (9 responses)
- Local village primary school is currently full to capacity and therefore is unable to accommodate any more village children. As such, some village children of

primary school age have to attend primary schools in neighbouring villages/Ashford (2 responses)
- Houses in Mersham would be devalued (3 responses)
- This is a linear development which creates a precedent (2 responses)

Other WE8 comments:

The Village Alliance: There is no support for this site as it lies outside the village envelope contrary to Core Strategy 6.30 and 6.37. It would also add unacceptable volumes of traffic to Kingsford Street (a single track country lane). Individual comment (1): generally supports development in this location but too large and will impact on traffic in Kingsford Street.

WE9: Cranwell House, The Forstal

Support from exhibition:

- Would support subject to: (1 response)
    1. Maximum of three houses
    2. All houses to have sizeable gardens in common with other village properties
    3. Improved access to/from Church Road
    4. Contribution by developer to Mersham village e.g. the Sports Club
- Low density housing in keeping with village limitation, perhaps consisting of starter homes (2 responses)
- Support for proposed five dwellings on this site (1 response)
- Support development on this site (1 response.

Objections from exhibition:

- The access onto the hill is bad (4 responses)
- This site has previously been judged to be outside the built-up confines of the village (3 responses)
- This site has already had three planning applications refused due to: proximity to large number of trees under Tree Protection Orders; and not an 'infill' site. The Planning Inspectorate has also turned down the planning applications before an appeal (2 responses)
- The site is opposite a school where traffic is a problem at peak hours. Indeed, the occupants of the existing property have difficulty exiting the site at the beginning and end of the school day when parents are dropping off/picking up their children. Additional housing would exacerbate the problem (5 responses)
- The proposed development would have a devastating effect on the variety of wildlife currently inhabiting the site, including bats and moles (1 response)
- Over-development (5 responses)

- Site adjacent to listed buildings so further nearby development is inappropriate (1 responses)

Other WE9 comments

The Village Alliance: This site has previously been turned down at appeal. There is a serious problem with traffic flow and access, as the entrance lies close to the Village School as well as an industrial site. It is arguably also outside the village envelope. However, there is some limited support for a small development (1 or 2 houses) on this site if access could be resolved. Individual comment (1): These sites are outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village. Adjacent to listed buildings so further nearby development is inappropriate. Individual comment (1) any potential development around the village hall, Farriers pub, mill and school needs careful consideration of existing traffic congestion in this area, for congestion but safety reasons.

WE10: Land at South Stour Apiary/Munday Farm House, Cheeseman's Green

Objections from exhibition:

- Development would be the wrong side of the 'Mersham Wall'. Retention of village integrity paramount (15 responses)
- Due to the proposed development's close proximity to the Cheeseman's Green development, if a direct vehicle access were to be sought, this would create a 'back entrance' to the Cheeseman's Green site, which has been avoided so far (1 response)
- Over-development of an area where there is already too much planned development in the immediate vicinity (9 responses)
- Impact on the local road network: Cheeseman's Green Lane is single carriage width with no passing spaces (aside from a muddy verge) and no pedestrian footways (6 responses)
- Impact on Heritage Assets – Munday Farmhouse and Munday Manor are both Listed Buildings and development would have an irreversible impact on their setting (3 responses)
- Development in the countryside, which would be unsustainable due to lack of services and facilities. Currently the nearest (existing) Primary Schools would be Mersham or Kingsnorth – both require the use of a car, the nearest shops at Mersham or at Park Farm Tesco (again car dependent), the nearest GP surgeries at Kingsnorth, Sellindge or Hamstreet (all car dependent) (5 responses)
- Junction 10A is not yet operational. The traffic impact of all development on land to the south of Ashford needs to be considered in its entirety rather than in a piecemeal approach (1 response)

- Strategic development sites always take a number of the years in the making to achieve a comprehensive development and to build a new community. Development of an isolated small development site, so close to the urban extension could be a quick win financially, but could either result in the existence of a small enclave of houses in the countryside, or jeopardise the 'proper' planning of future extensions to Cheeseman's Green (1 response)
- Environmental concerns e.g. increased noise and light pollution (2 responses)
- Development would impact on views of the countryside (1 response)
- Important to retain green field sites(3 response)
- Land provides a natural buffer for lower Mersham (5 responses)
- The increased traffic, which would inevitably come through Mersham village, along narrow, unsuitable lanes, with no footpaths, would put residents' safety at risk (2 responses)

Other WE10 comments:

The Village Alliance: There is no support for this site. It is outside the village envelope and would open up development to the east of Cheeseman's Green Lane. It does not have the infrastructure to support it in terms of local facilities. Individual comment (1) unsustainable in terms of access to local facilities, outside village confines, destroy environment, no development allowed east of Cheesemans Green Lane.

WE11: Waterbrook Park

Objections from exhibitions:

- It is essential to retain the integrity of Mersham village (3 responses)
- There should be an adequate buffer zone of countryside with no new development between the urban edge and rural communities (1 response)
- Over-development. Too much commercial development already proposed (2 responses)
- Increased traffic through Mersham (2 responses)
- Environmental impact: noise and light pollution generated by commercial buildings (1 responses)

Other WE11 comments:

The Village Alliance in relation to WE11 and WE21: Access must be from A2070 and not from Cheeseman's Green. We have concerns that this should not become another high density residential development, but remain mixed use commercial to balance the development of the area. Also, this area is subject to flooding which does not lend itself to residential development. Individual comments (2) sufficient commercial development with AXA/DMI policy U19. This site should be retained but as mixed employment driven commercial use not converted to residential.

WE12: Willesborough Garden Centre, Hythe Road

Individual comment (1) support as site is current in commercial use but would require that the site is retained for employment uses and not converted into residential due to its proximity to the M20.

WE14: Frith Business Centre, Frith Road, Aldington Frith

Objections from exhibitions:

- Increased traffic on unsuitable country roads (1 response)
- Proposed development would put added pressure on Aldington's current infrastructure: no main drainage on Frith Road; no gas supply; water pressure is already low at peak times; there are no pavements or street lights; and no public transport at weekends or evenings (2 responses)
- Over-development. Important to keep village integrity and a green buffer around Mersham (5 responses)
- Site outside the built-up confines of the village so cannot be supported as it cannot be classed as infill (1 response)

Other WE14 comments:

The Village Alliance: There was little public support for this development which lies outside the village envelope. Whilst it is a brown field site, there is existing employment use there which should not be lost if possible. Individual comment (1) this site is outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village. Individual comment (1) a small development would make more sense here where there is already a 'footprint' and could fit more reasonably with the few existing houses.

WE15: Sevington Park, Land east of Highfield Lane, Mersham

Objections from exhibitions:

- Policy CSI – Guiding Principles of Core Strategy: 'C. Protection for the countryside, landscape and villages from adverse impacts of growth and the promotion of strong rural communities' (48 responses)
- There should be an adequate buffer zone of countryside with no new development between the urban edge and rural communities 26 responses)
- Highfield Lane is a natural barrier protecting the villages of Mersham and beyond from urban development (2 responses)

- To preserve the village integrity of Mersham, there should be no development east of Highfield Lane and Cheeseman's Green Lane and therefore no extension of site U19 (48 responses)
- It should be independently proven that there will be a need for more commercial development areas before this site is considered (1 response)
- This agricultural land is classified as Grade 2 and part is Grade 1 (approximately 4 ha – information taken from MAFF Agricultural Land Classification 1990) (3 responses)
- Priority should be given to development on brown field sites before any more green field sites are allocated (5 responses)
- Increased traffic to/from village of Mersham, along roads unsuitable for large vehicles, creating hazardous living conditions for residents (32 responses)
- Environmental concerns: the impact of unacceptable levels of noise and light pollution, inappropriate to a rural setting (29 responses)
- Increased pollution will have an adverse effect on the quality of the local air (8 responses)
- Important to preserve green fields and agricultural land (8 responses)
- Negative impact on the quality of life of residents (6 responses)
- Existing vacant warehousing space in Ashford should be utilised before considering constructing developments of a similar specification (3 responses)
- Due to the narrow nature and lack of footpaths along Kingsford Street, the road already poses a dangerous hazard for pedestrians. Increased traffic would heighten the risk of potential fatalities/injuries to pedestrians, many of whom are school children and the elderly (12 responses)
- The proposed development provides no benefits to existing residents of Mersham and surrounding villages (1responses)
- Heritage buildings in the village need to be protected, e.g. there are at least five Grade 2 Listed properties in Kingsford Street, three being fine examples of Hall Houses (4 responses)
- Ashford Borough Council should focus on resurrecting its dying town centre, so as to secure future investment and maximise existing infrastructure e.g. High Speed Rail (1 responses)
- The existing village infrastructure is unable to support such a development (6 responses)
- Years of 'works' would damage local residents' everyday lives and also severely impact upon small and medium local businesses (2 responses)
- There would be a negative impact on the value of houses in the area, which is not conducive with preserving local communities (10 responses)
- The harm to wildlife (3 responses)
- Whilst infill is in accordance with GDP, agricultural sites should not be developed for commercial enterprises. For ecological reasons, local food production should be retained and developed (1 responses)
- Water drainage and flooding (2 response)

- Carbon footprint re unit heating and electricity usage (1 responses)
- Essential that Junction 10A is built in its entirety before consideration is given to any development in area (5 responses)
- 'Rat runs' through Mersham would be created e.g. Kingsford Street, which is totally unacceptable (6 responses)
- The land is higher than most adjoining properties which would make any future development overbearing and unduly prominent in the area (1 response)
- Quote from Ashford Borough Council *Ashford 2030 – A Framework* Adopted by the Cabinet on 8 December 2011: 'We are adamant that 'growth' ... should create outstanding legacies and support strong viable local communities – we aspire to communities in Ashford Borough that we are all proud of' (1 response)

Other WE15 comments:

The Village Alliance: This proposal received unanimous condemnation. Highfield Lane represents the natural boundary protecting Mersham and Sevington from the continuing sprawl of Ashford. This proposal totally conflicts with the aims of the Parish Plan* dated 2006 and the guiding principles of the Core Strategy Policy CS1 for the protection of the countryside. A strategic gap / green buffer should adequately protect a village from urban development and in the case of Mersham and Sevington, there should be no development East of Highfield Lane and Cheeseman's Green Lane. Mostly high quality Grade 2, but at least 4 hectares is classified Grade 1. The Village Alliance, representing over 300 residents and continually growing, is totally opposed to WE15 being adopted under the 2030 plan.

Willesborough Community Forum Steering Group (1): unacceptable, provides valuable rural belt between Willesborough and the village of Mersham. Shouldn't be building of good agricultural land.

Individual comments relating to WE15 (10): Highfield Lane will have a material effect on the village of Mersham as it will take the development right up to the boundary of the village and will affect a large number of residential properties. The proportion of listed properties in Mersham is very high, significant adverse impact on a historic Wealden village of unique character. The land is currently in agricultural use. The site has considerable undulations and to ensure and material development on this site would involve blasting through ragstone so will create considerable disturbance from blasting on the local residents. Noise pollution spikes when trains pass through HS1 and when goods trains are unloaded in the adjacent Sevington sidings. The sites overlap Kingsford Street and will have a detrimental effect of the local residents as there will considerable higher impact of traffic numbers on Kingsford Street and resulting increases in traffic flows through Mersham. Disturbance from around the clock operations, proximity to motorway so expect large

numbers of overnight lorry parking. Impact from wind as site lies on the prominent greenstone ridge between the North Downs and The Weald. A considerable impact of the development will be on traffic flows around Sevington and around the J10 in particular and the effect of the additional traffic on the access to the M20 using the Hythe Road traffic lights. The effect of the hospital, the ambulance station and fire station would be detrimental. Visual impact on important vista point in the North Downs such as Farthing Common and the Devils Kneading Trough should be protected. The area around Waterbrook Farm should be assessed protected from the increased run-off effect on ground conditions and risk of flooding. Additional building upstream alongside the Aylesford Stream by this development will exacerbates the problem of run-off water in Finberry. The effect of building on top of the greenstone ridge will create additional water flows on to already wet ground conditions. Run-off issues. Reflection and glare issues on adjoining properties particularly in summer months. The nearby conservation site called AS07, loss of ecology. The area is rich in cultural heritage, a number of significant finds have been identified in surrounding developments. No need for Sevington East has ever been identified by Ashford's Urban Sites DPD and there is no need for the site to be developed as part of Ashford's growth. Should be a green buffer belt between any development and the village. General concern about development in the area, use of Kingsnorth Street which is a narrow country lane, will be detrimental to the character of the area; concerns about noise, vehicles reversing, loss of night sky, agricultural land; oppose as will join Mersham to Ashford, should remain a village; villages around Ashford should maintain their identity and should have a clear green corridor separating them from the bigger town growth; ABC needs to protect rural communities and beautiful villages, comments on poor traffic planning in relation to Kingsford Street; who adds land is higher than most adjoining properties will be overbearing and unduly prominent in the area; only employment sites, where is J10a site, who is going to rent/buy, how many jobs?

WE21: The Park, Cheeseman's Green

<u>Objections from exhibitions:</u>

- It is essential to retain the integrity of Mersham village (2 responses)
- Over-development (2 responses)
- Increased traffic to/from village of Mersham, along roads unsuitable for large vehicles, creating hazardous living conditions for residents (1 response)
- Due to the narrow nature and lack of footpaths along many roads in and around Mersham, these roads already pose a dangerous hazard for pedestrians, cyclists etc. Increased traffic would heighten the risk of potential fatalities/injuries to pedestrians and cyclists, many of whom are school children and the elderly (1 response)

Other WE21 comments:

The Village Alliance in relation to WE11 and WE21: Access must be from A2070 and not from Cheeseman's Green. We have concerns that this should not become another high density residential development, but remain mixed use commercial to balance the development of the area. Also, this area is subject to flooding which does not lend itself to residential development.

WE39: Land rear of Village Hall, Church Road

Objections from exhibitions:

- Site sits within village (6 responses)
- A small development, designed sympathetically, would be in keeping with the village character (10 responses)
- The proposed developer's contribution of an extension to the existing village hall and car park would greatly benefit the village community and ease current parking constraints (12 responses)
- Development on the land would not intrude into open countryside, nor prejudice the retention of trees on the land, nor raise issues of wildlife preservation, nor unacceptably extend service provision in the area (1 response)
- A suitable access can be provided to highway standards and the development can be planned and laid out so it will not adversely affect amenities of existing residents (1 response)

Other WE39 comments:

The Village Alliance: There was a mixed response to this proposal, with some objections from residents nearby and several supporting from the village. On balance, it received reasonable support, especially as it would enable much needed facilities for the village to be built. Individual comment (3): support as will be beneficial for Mersham as it supports an extension to Village Hall and improved parking in the area. Any potential development around the village hall, Farriers pub, mill and school needs careful consideration of existing traffic congestion in this area, for congestion and safety reasons;

Approve better facilities for Mersham Village Hall, support is echoed by a further 7 comments which also refer to existing parking problems within the village.

WE40: Land at Court Lodge Farm, Church Road

Support from exhibition:

- Low density housing in keeping with village limitation (1 response)
- Only low level housing i.e. bungalows, as site is on a hill and will devastate the commanding aspect of St John the Baptist Church (1 response)

Objections from exhibitions:

- The plan indicates that vehicles would enter and leave the site via Church Lane. This would further increase already heavy traffic down a dead end, narrow country lane which has no footpath, but which provides pedestrian access to the Church and Cherry Glebe. Church Lane is used by County Care, as they own a bungalow on the corner, as an access for the residents of Church Close, and the occupants of Mersham Manor, whose entrance is also on Church Lane. Vehicle owners also park their cars in Church Lane whilst attending events at the Church and dropping off/picking up their children from the local primary school. Thus, additional traffic would pose an even greater risk to pedestrians, including school children, who use this lane and would also increase the risk of traffic accidents on Church Lane/Church Road (3 responses)
- The proposed housing development would increase traffic congestion on Church Road (5 responses)
- Over-development (5 responses)
- The proposed development is located too near to the village primary school (2 responses)

Other WE40 comments:

The Village Alliance: This received no support in the form that it was presented. We understand that there has been a clarification so that this development would only involve the farm buildings to the North of the barn. This is an extremely sensitive area as it is highly visible and surrounds Grade 2 and 2* listed buildings. There was considerable opposition to the whole area being developed, but a sensitive plan for the farmyard to the north to help finance the renovation of the barn might be better received.

Individual comments (5): These sites are outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village. Adjacent to listed buildings so further nearby development is inappropriate. Adjacent to listed buildings so inappropriate. Any potential development around the village hall, Farriers pub, mill and school needs careful consideration of existing traffic congestion in this area, for congestion but safety reasons; Concerns with development close to school, traffic congestion on school run, lorries negotiating narrow lanes. Would only approve housing on this site if it is at a low level, i.e, bungalows as site in on a hill.

WE1: Frith Field, Aldington Frith

<u>Support from exhibition:</u>

- Low density housing in keeping with village limitation (1 response)

Objections from exhibitions:

- Over-development of village location. Important to retain village integrity (5 responses)
- Development on this site would ruin the rural environment of this area (5 responses)
- Increased traffic on country roads (3 responses)
- Strain on current infrastructure e.g. William Harvey Hospital (1 response)
- Proposed development would put added pressure on Aldington's current infrastructure: no main drainage on Frith Road; no gas supply; water pressure is already low at peak times; there are no pavements or street lights; and no public transport at weekends or evenings (2 responses)
- Site outside the built-up confines of the village so cannot be supported as it cannot be classed as infill (1 response)
- Site is at the base of a slope and is liable to flooding (1 response)

Other WE1 comments:

The Village Alliance: This proposal constitutes over development of a rural site. It lies outside the village envelope and there is no support. Individual comment (4) this site is outside the built confines of the respective villages so cannot be supported as they cannot be classed as in-fill. In at least one case the sites have been considered by the Inspector and the proposal for development has been rejected on the grounds that they are outside the village. Open countryside, greenfield, out of scale with local area, base of slope, liable to flooding; Road condition and capacity concerns; Green, not in, or anywhere near, a village or town; no mains drainage, no gas, no street lighting, no safe road access from site, land only suitable for farming.

WE2: The Greens Business Centre, Cheeseman's Green Lane

Objections from exhibitions:

- The access requested is a Restricted Byway (WE390). As such, it can only be used by pedestrians, cyclists, horse riders, and, presumably, the existing properties at Bilham Farm (2 responses)
- Cheeseman's Green app. 09/00081 conditions stipulate that a lockable gate will be sited to prevent access from new houses adjacent to the lane, which could also affect this proposed site (1 response)
- Over-development (3 responses)
- Important to retain a green buffer around Mersham and protect green field sites (3 responses)

- Development would have detrimental effect on a number of nearby listed properties (1 response)

Other WE2 comments:

The Village Alliance in relation to WE2 & 3: This site has an access via a restricted byway (WE390) and would breach an agreement not to access onto Cheeseman's Green Lane. There is no support for this site. Individual comments (1): unacceptable extension to Finberry, partly east of Cheesemans Green Lane which is established boundary for further extension of Ashford.

WE3: Land east of the Greens Business Centre, Cheeseman's Green Lane

Objections from exhibitions:

- Over-development (3 responses)
- Important to retain a green buffer around Mersham and protect green field sites (1 response)
- Development would have detrimental effect on a number of nearby listed properties (1 response)

Other WE3 comments:

The Village Alliance in relation to WE2 & 3: This site has an access via a restricted byway (WE390) and would breach an agreement not to access onto Cheeseman's Green Lane. There is no support for this site. Individual comment (1) unacceptable extension to Finberry, partly east of Cheesemans Green Lane which is established boundary for further extension of Ashford.

SS9: Land to west of Station Road, opposite Evegate Business Park, Smeeth

Objections from exhibitions:

- Green field site totally unsuitable for development (3 responses)
- Commercial housing above development would be acceptable in an urban environment but not in a rural environment (1 response)
- Surrounding roads inadequate for additional traffic (4 responses)
- Detrimental to Mersham. More development encroaching on the village of Mersham and bringing heavy traffic along a narrow road, with no pavements (Bower Road) (4 responses)
- Increased danger to pedestrians on a single track road, with no footpaths (Bower Road) (2 responses)
- No natural boundaries to contain this development (2 responses)
- Dangerous crossroad onto A20, where a number of accidents have occurred, including fatalities (1 response)

Other SS9 comments:

The Village Alliance: There is no support for this speculative proposal on an isolated green field site. We consider it to be ill conceived and well outside any village envelope.

HG1: Land Adjacent Church Road, Sevington

Objections from exhibitions:

- Designated as public open space and is part of Ashford Borough Council's Green Corridor (Section C7) (3 responses)
- Development would be contrary to Ashford Borough Council's Policy EN13 (1 response)
- Site prone to flooding (4 responses)
- Access would be virtually impossible without either demolishing property in Church Road or onto the Highfield Estate (3 responses)
- Routes from the development would be either via a single route from Church Road or through the middle of Highfield (1 response)
- Increased traffic on already congested roads (2 responses)
- Additional pressure on local services/infrastructure e.g. William Harvey Hospital (1 response)
- Development too large for site (1 response)
- Area already built up. Better use would be for recreational land for all the existing homes (2 responses)
- Environmental issues: increased noise and light pollution (1 response)

Other HG1 comments:

The Village Alliance: This site is contrary to Policy EN13 and designated as a Public open space, as well as being part of Ashford Borough Council's green corridor. We do not support this proposal. Individual comment (5): oppose as this will have a detrimental effect on existing residential properties and is subject to flooding; in flood zone 2 and 3, currently enjoyed as open space by existing residents, limited access to site. Oppose as within Green Corridor, will have detrimental effect on existing residential amenity and properties and is subject to flooding. Wrong use of agricultural land, should be growing food.

Willesborough Community Forum Steering Group: Acceptable in principle, but not at the density suggested, which would probably make it unviable. Plus flood risk.

Mersham & Sevington other issues:

Other issues expresses by The Village Alliance: Junction at Highfield Lane/Kingsford Street: Whilst this was not part of the 2030 Consultation, there were very strong views expressed by many residents who felt it was vitally important that Kingsford Street should not be left joined to Highfield Lane after the construction of J10A, as it will inevitably cause serious traffic problems along Kingsford Street and into the village. The Village Alliance and the Parish Council are very concerned that

Kingsford Street will become a ‘rat run’ and in this respect want the junction between Highfield Lane and Kingsford Street closed.

Notes how the responses are consistent with the aims of the Parish Plan published in May 2006. **Mersham and Sevington Parish Councils comment that residents’ views have not changed since that date.**

*The Parish Plan (May 2006)

This plan committed us to the following actions as a result of the consultation on the Local Development Framework.

1. It is our intention to retain the natural boundaries around Sevington and Mersham, by opposing any development to the East of the lane from Sevington Railway Bridge to Cheeseman’s Green, and any development to the East of Highfield Lane, to preserve the existing rural environments for the residents in this vicinity.
2. It is our intention to protect Sevington South and Mersham Village from the increased traffic flow which will result from the construction of Junction 10A and from any new development to the west of Highfield Lane and Kingsford Street, and to preserve the rural roads and lanes for the enjoyment of all pedestrians, cyclists and horse riders.
3. It is our intention to retain or seek to enhance the existing flood plain area, without compromising the existing flood mitigation measures, by opposing further development on the East Stour Flood Plain.

The Parish Council remain firmly committed to this course of action and have neither seen nor heard anything to release us from our commitment.

At the exhibition many comments were gained from residents about the proposed solar farm at Bank Farm. Many people are strongly opposed to this development. The Village Alliance enclosed a summary of comments in relation to this issue.

Individual comments in relation to U19 (6): Traffic congestion, flaw with J10a ‘light’ only enters and exists M20 east bound, when 95% of traffic emanating from proposed site will be going or coming from M20 west bound, adding to congestion. Cost, visual impacts. 24 hour operation will affect area; distribution centre should be in the middle of the country not at the bottom. The existing Lacton interchange cannot cope with this amount of extra traffic (lorry movements around 1,000 per hour), Kingsford Street should be blocked off to vehicular access to stop Mersham becoming a rat-run. Object to European hub of marshalling in Ashford, should aim to maintain direct access to William Harvey Hospitals A&E which serves whole of East Kent. Traffic flow concerns. Opposed to warehouse plans for Sevington as wrong type of commercial activity, should be office space, concerns regarding traffic issues associated with proposed J10a.

<u>Comments on J10</u>: Mersham and Sevington Parish Council and Village Alliance, vitally important that Kingsford Street should not be left joined to Highfield Lane after the construction of J10a, as it will inevitably cause serious traffic problems along Kingsford Street and into the village. The Village Alliance and the Parish Council are very concerned that Kingsford Street will become a 'rat run' and in this respect want the junction between Highfield Land and Kingsford Street closed'.

MOLASH

Submitted Sites within the Molash Parish Council area

Site Ref.	Site Name	Proposed use, development or site area
DN6	Land adjacent to No1. Pound Lane, Cottages, Molash	Housing, 4-6 dwellings
DN7	Land at Church Lane	Housing, 0.2ha
DN32	Land adjacent to Pound Lane	Housing, 12-20 dwellings

Public exhibition of sites held by Molash Parish Council jointly with Chilham Parish Council on 15th July 2014 at Chilham Village Hall.

Approximately 105 questionnaires were delivered throughout Molash with 38 completed and returned.

Comments gained following the public exhibition

Not sufficient infrastructure in place for any of these schemes: public transport, schools, primary and secondary schools, doctors surgeries, broadband, drainage, gas, highways etc. Situated within AONB. Residents have a complete dependence on cars for transport. No call for extensive large housing in village. An increase of 25% in housing in Molash is unacceptable.

Will site set a precedent of development in Molash?
Would housing increase the chances of better traffic calming on the A252 through the village?

DN6 – Woodyard in Pound Lane: Yes 11, No 15, Don't know 11

Access onto single track Pound Lane dangerous as too near farm buildings in frequent use with heavy machinery. Would be isolated housing in tranquil surroundings, would detract from the Molash way of life. Site not large enough would support 2 dwellings on this site. This is a rural country land which should remain as such.

Support this proposal but should be maximum of 4 dwellings, should be a mixture of low cost housing for first time buyers and downsizers / retirees. Brownfield site. Make sure they are not executive homes, affordable homes needed. Need to be affordable for local people. Would support if junction with A252 was improved. This would be a discrete development and has little negative impact on anyone. If this is a community project then yes it should be supported. Support as long as they are proper houses and not prefabs / caravans.

Molash Parish Council response: Potential for traffic causing more danger. However, the site is currently being used for commercial purposes and being a brownfield site may have some justification for development. Concerns are that just more executive and very expensive housing would be built thus depriving local people of the opportunity to buy property locally to downsize or buy for first-timers.

DN7 – Land in Church Lane: Yes 11, No 15, Don't know 2

Church Lane access poor onto A252 to add further traffic. No application whilst land in current ownership, at least two in village keep asking to buy land. Greenfield site, will impede the quality of life of current residents. This would represent a serious negative precedent for development and sensitive area affecting walkers, local residents, access into main road and also hazard.

Support development of this 'infilling' with 1 bungalow to compliment those on either side.

Molash Parish Council response: This site should not be allowed for development. It is sited in an AONB and also has entry and exit dangers for traffic with the junction of the A252. It is a scene of constant near-misses because of the very poor visibility at the junction. Traffic on the A252 is now much greater volume than when previous applications were sought and would present even more danger with more vehicles using Church Lane. Kent Highways have even acknowledged the dangers and installed an interactive warning sign near the junction. This site would be an infill site and lead to the real possibility of other landowners seeking to infill even more in Church Lane and turn a comparatively quiet rural lane into a small housing site.

DN32 – Land adjacent to Pound Lane leading to 'Oathill'. Yes 0, No 34, Don't know 4

Too close to AONB. Access onto single track Pound Lane would compound already poor transport system. Access onto A252 – accident black spot. Completely at odds with the surrounding area and against buildings on agricultural land. Would represent a safety risk to both children and animals. Many people walk down Pound Lane to visit the woods. On a steep slope. All amenities are located in Challock which is 20 minutes walk away down busy road. Greenfield site will result in loss of agricultural land for growing crops. This development too large for this site event if junction improved. All development should be considered as unsustainable based on location to shops. Location is remote from services, employment and not well served by public transport.

We have to allow development but this is close to a natural woodland and may impact the areas to change character. Would be very detrimental to wildlife. Too close a proximity to Kings Wood.

Molash Parish Council response: As well as being in an AONB the site is agricultural land and is very close to Kings Wood which is a famous and much-loved forest that many walkers use. The extra vehicular traffic generated by potential residents would be very dangerous as all would have to use the narrow Pound Lane for entry and exit. The junction with the A252 is already very dangerous with poor visibility. Individual response (1): As the bottom of Pound Lane, in which this site lies, is the most beautiful lane that should be preserved for future generations, development would ruin it.

ORLESTONE (HAMSTREET)

Submitted Sites within the Hamstreet Parish Council area

Site Ref.	Site Name	Proposed use, development or site area
WS1	Hamstreet Garden Centre, Marsh Road	Mixed, employment / tourist / leisure
WS30	Land north of St. Mary's Close	Housing, 8.5ha
WS34	Capel Orchard, Capel Road	Mixed, Housing and Mixed
WS35	Land adjacent to Mountain Farm, Marsh Road	Housing, 15 dwellings
WS38	Development site off Ashford Road	Housing, 15-20 dwellings
WS71	Land adjacent to Lancaster Close, Cotton Hill Land	Housing, Approx. 1.45ha

Public exhibition held by Hamstreet Parish Council on 7th April 2014 at Hamstreet Sports Pavilion.

Comments received following exhibition

General comments

All of those who commented did not want to see large scale development occurring. The majority felt that only small scale development should take place if any. The overall feeling being to keep Hamstreet a village and for it not to lose its village identity. There was concern that Hamstreet has absorbed much development in the recent past and had maintained its character and social cohesion, to much expansion sudden expansion would have negative effects.

WS1 Hamstreet Garden Centre (general 2, negative 3, positive 5)

General (2) only acceptable to enlarge existing garden centre, more information on what leisure facilities would be added; negative (3) significant impact on rural aspect as you approach the village, likely to create additional traffic hazards with junction onto the B2067, inadequate drainage; positive (5) whole area needs improvement, more employment and amenities needed in Hamstreet, bring jobs into the village, could be beneficial as long as garden centre not affected.

WS13 Land south of Milee, Nickley Wood Road (2 negative)

Negative (2) gypsy site would be too close to houses.

WS30 Land north of St Marys Close (24 negative)

Negative (24) comments, the majority of comments related to increased traffic congestion and parking issues, lack of infrastructure provision, school already oversubscribed, strain on existing infrastructure, only if a car park if included for the school within the proposal. Other comments related to increased village footprint, and proposal site being too large.

Orlestone Parish Council: Extremely concerned about site WS30 being put forward for possible development. Oppose any development on this plot unless it is for recreational use only. Orlestone Parish Council believes that any future development in Hamstreet should be small and restrained to infill sites. Recent developments have already has a major impact on the style of dwellings and the feel of the rural environment should not be altered from a desirable rural community. The Parish Council are opposed to any development that materially alters the character of the village and takes away the rural nature of Hamstreet.

Hamstreet Primary School: Reservations about the capacity of the academy to cope with an increase in primary aged children. Hamstreet Primary Academy is

already oversubscribed and there is no space to increase numbers physically above the PAN of 45 i.e. the need to build an extra classroom or extra place space. Concern about extra vehicles using the main Hamstreet Road outside the academy at critical times of the day. The likelihood of increased parking issues outside the Academy. There is currently many minor incidents and accidents and the increasing number of vehicles and pedestrians in a concentrated area is likely to lead to a major incident. Concern about what would happen to S106 agreement funding and that linked to Lancaster Close development was not used locally, i.e. within Hamstreet.

WS34 Capel Orchard, Capel Road (positive 1, negative 4)

Negative (4) outside village confines and impact of development on countryside, support (1).

WS35 Land adjacent to Mountain Farm (negative 2, positive 6)

Negative (2) significant impact on rural aspect of approach to village and surrounding landscape, increase village boundary; positive (6) support for affordable housing only, small expansion without impacting existing problems, i.e. school traffic, would be using an area with no other current value, acceptable if in keeping with surrounding properties.

WS38 off Ashford Road (negative 11, positive 3)

Negative (11) the majority of comments related to traffic congestion and impact on existing services to cope, major issues of access from the main road into the site, keep Hamstreet as a village. Positive (3) support.

Other general comments included the need to consult with Hamstreet Primary School, and any S.106 monies gained through development in the village should be used for Hamstreet only, people need houses so the village will grow but this should be to the benefit of the village. Opposed to development that materially alters the character of the village and takes away the rural nature of the village. Land opposite school to be uses to create parking spaces only for school. More development could lead to more flooding, sewerage pumping station can't cope the system would need upgrading to cope with any new development. Homes for older residents i.e. bungalows would be supported. Need more started homes and affordable 1 & 2 bedroomed properties for a population that can grow to maintain shops and community services. No objection but how about mains gas is provided.

PLUCKLEY

Submitted Sites within the Pluckley Parish Council area

Site Ref.	Site Name	Proposed use, development or site area
WC14	Land NE of Smarden Road, Pluckley	Housing, 1.8ha
WC15	Land west of Smarden Road, Pluckley	Housing, 1.6ha
WC16	Former Pluckley Brickworks	Mixed, 51 dwellings, car park for station, employment and country park
WC17	Pluckley Station	Mixed, 7-10 dwellings and parking for station
WC62	Land adjacent to Little Farm, Smarden Road	Mixed, housing and other community facilities

Site submission meeting held by Pluckley Parish Council on 3rd February 2014 at Pluckley Village Hall.

Comments by Pluckley Parish Council following site submission meeting

WC16 Former Pluckley Brickworks: (Discussed at public meeting) not supported, mixed views from residents regarding the potential development. The one clear benefit seen was the removal of the threat of industrial development. The benefit of a car park was outweighed by the view that this would encourage more traffic. The only clear consensus was that the number of houses suggested (50) is quite inappropriate in this location. Some participants felt that up to 25 homes could be acceptable, but a key concern was that, if a smaller number of houses were built, then the development would simply expand at a later date.

WC17 Pluckley Station: (Discussed at public meeting) limited development supported, some limited housing around 5 houses and car parking development in the Old Coal Yard was supported if the difficult road access issues could be solved.

WC14 Land NE of Smarden Road & WC15 Land west of Smarden Road: not supported, the Parish Council considers that development of either of these sites would be against the Parish Plan / Design Statement both in terms of the potential number of houses and in the loss of open views across the fields from Smarden Road.

WC62 Land adjacent to Little Farm, Smarden Road: not supported, development of this site would not accord with our Parish Design statement in terms of the likely number of houses, and its adverse impact on the ‘green heart’ of the village.

Pluckley Neighbourhood Area was approved on the 10th March 2015. All sites within this area are being assessed by Pluckley Parish Council through the neighbourhood planning process.

ROLVENDEN

Submitted Sites within the Rolvenden Parish Council area

Site Ref.	Site Name	Proposed use, development or site area
RTW9	Land adjacent to Redwood	Housing, 40 dwellings
RTW11	Rear of Sparkeswood	Mixed and Housing, 4.175ha
RTW21	Kingsgate View, Mounts Lane, Rolvenden Layne	Housing, 1 dwelling
RTW22	Land to the west of Kingsgate Cottage, Rolvenden Layne	Housing, 1 dwelling

Rolvenden Neighbourhood Area was approved by Cabinet on the 11th July 2013. All sites within this area will be assessed by Rolvenden Parish Council through the neighbourhood planning process – No event held.

SHADOXHURST

Submitted Sites within the Shadoxhurst Parish Council area

Site Ref.	Site Name	Proposed use, development or site area
WS12	Land south of Milee, Nickley Wood Road, Shadoxhurst	Gyspy
WS14	T.K. Banburys Yard, Blindgrooms Lane	Housing, 0.44ha
WS15	Hazeldene Lodge, Hamstreet	Housing, 2.9ha
WS16	Monks Field, Blindgrooms Lane	Housing, 100+ dwelling
WS17	Field to the north of Woodchurch Road, Shadoxhurst	Housing, 1ha
WS18	Criol Barn Field	Housing, 12 dwellings
WS19	Land north of Farley Close	Housing, 10 dwellings
WS21	Land rear of Kings Head PH, Woodchurch Road, Shadoxhurst	Housing & Community Facilities, 1.2ha
WS22	Shadoxhurst – behind Tally Ho Road (Land south of Blindgrooms Lane)	Mixed, 100+ dwellings
WS23	Hornash Lane (Land to the east of Haywain House)	Mixed, 6ha
WS32	Land adjacent to Goatley Farm, Ashford Road, Stubbs Cross	Mixed, housing and leisure 23ha
WS33	Land adjacent to Bethersden Road and Woodchurch Road	Mixed, 85-95 houses, leisure and commercial
WS70	Land adjacent to Park Farm Close, Woodchurch Road	Housing, 20 bungalows

Public exhibition of site submissions held on 20th March 2014 at Shadoxhurst Village Hall

Comments received following exhibition

Shadoxhurst Parish Council comments – the exhibition was attended by almost all those on the electoral roll along with some members of the public outside the parish. Shadoxhurst Parish Council supports infilling within the parish, but Shadoxhurst is a village and wish it to remain as such. Councillors are totally against the village being

developed to the extent that it joins up with Chilmington Green and Ashford. The village has enough gypsy sites and the Parish Council do not want any more sites allocated as such. Councillors are concerned that any new development will substantially increase incidents of flooding. Current infrastructure and road system in the village will not cope with any large developments.

Individual general comments: (2 responses) No infrastructure to support any new development, no schools nearby, no surgery, no amenities, inadequate street lighting, one shop nowhere near actual village, one pub. Poor B roads not robust enough to support extra traffic movement. Parts of Hornash have no mains drainage; Why do we need more building with Chilmington Green going ahead, no infrastructure, A28 overcrowded, Shadoxhurst will get swallowed up by Ashford, should use empty shops in town centre.

Key themes identified from exhibition:

- Busy Roads/Poor Roads
- Traffic Flows
- Poor infrastructure
- Scale of development in relation to village

Busy Roads/Traffic Flows

- Main roads such as A28 already overcrowded.
- Woodchurch Road and Bethersden Road identified as being insufficient
- Single track roads already cause bottlenecks and traffic accidents.
- Single track roads unsuitable for HGVs – concerns for access during construction.
- Concerns regarding road safety, specifically around ‘blind bends’
- Concerns the development will worsen the already congested Junction 10.

Scale of development in relation to village

- Concerns that new development will impinge on the rural character of the village
- Don’t feel a small rural settlement requires a ‘community centre’.
- Argue the Chilmington will already be intrusive enough and combined with proposed site will mean constant development and sprawl.
- Many residents strongly supportive of infilling such as sites WS17 and WS21 but not stand alone development.
- Encouraging families could disrupt the elderly population.
- Want to preserve the central ‘core’ of the village (site WS22) as it is an important part of the community, often used for social events.

Infrastructure

- Installation of gas and fibre optics suggested as some consolation for residents.
- Argue that sewage facilities are already insufficient for the current levels of housing.
- Concerns about pedestrian safety in regard to traffic speed and lack of footpaths and street lighting.

Other concerns:

- Concern for the preservation of woodland particularly ‘Blind Grooms Lane’.
- Suggest that facilities such as doctors schools and shops should be considered. Argue that these are far more vital than the creation of a ‘community centre’
- Concerns regarding increased antisocial behaviour in the village, particularly due to concerns regarding the gypsy community.
- Flooding, particularly around Bethersden Road.
- Loss of high quality agricultural land.
- Lack of single storey dwellings for the elederly population.
- Limited council housing.
- Environmental concerns regarding increased light, noise and air pollution.
- Loss of wildlife, particular concern for the number of bat habitats in the village.
- Want housing to meet local peoples and local families housing needs, not bring in an entirely new population.
- Feeling that sites in Shadoxhurst Development plan from over 20 years ago should be developed first.
- Many feel that site allocations in order to fully assess the impact of Chilmington on the village.

SMARDEN

Submitted Sites within the Smarden Parish Council area

Site Ref.	Site Name	Proposed use, development or site area
WN3	Mill Lane, Smarden (Land between Boughton Cottage and Millview Cottage)	Housing, 30 dwellings
WN4	Land adjacent to Smarden Village Hall	Housing, 2.5ha
WN5	Land adjacent to Long Meadow, Smarden	Housing, 1-20 dwellings
WN6	Ware Field, Copper Lodge Farm, Water Lane	Housing, No details
WN7	Land to the South of Smarden	Mixed, 3.6ha
WN8	Fleet Field, Buffalo Lane	Housing, 4 dwellings
WN21	Land adjacent to Buffalo and Fleet Farm Oast, Bethersden Road	Housing, Potentiall upto 8 dwellings

Public exhibition of site submissions held on 15th May 2014 by Smarden Parish Council at Smarden Village Hall

Response received from Smarden Parish Council:

From the responses gained through the site submission consultation it can be seen that 92% of respondents were in favour of development in Smarden, with 8% wanting no development. This represents just over 30 individual responses.

The results would confirm that Smarden needs a small amount of open market housing suitable for people to downsize to (e.g. 2 – 3 bedroom single storey or chalet bungalows), families to upsize to (modest 3 – 4 bedroom) and for the elderly or disabled who need to live on one floor. These homes should be constructed in such a way as to enable the price to be kept realistic by density and design. It would also be a good idea if the individual developments could be kept relatively small and potentially spread over 2 or 3 sites so they mixed well into the village. It should be mixed housing thereby encouraging young and old to mix and encourage village life.

A traditional Kentish village mix of design would integrate well and might suit the mix of sizes.

There is also a need demonstrated for a small amount of local needs housing for both young and old, rental and shared ownership but this appears to be secondary to the open market housing for the young and old. This again should be mixed, single storey for the elderly, and some modest 3 and 4 bedroom homes for young families

WN3 Mill Lane, Smarden, 29% in favour of development on this site. This site was favoured as a suitable site for development being near the school and within walking distance of the village. There were no negative comments to this site except from the negative responses to any development within Smarden (8%).

WN4 Land Adjacent to Smarden Village Hall, 23% in favour of development on this site. This site was supported for development, and the positive responses did stipulate they would like development to be away from the Village Hall (the other side of the 'pond') and road frontage specific with little encroachment into the farmland. There was a very small number of negative responses to this site due to concerns regarding a detrimental effect it might have on Village Hall bookings.

WN5 Lane adjacent to Long Meadow, Smarden, 17% in favour of development on this site. This site was supported but for a small number of homes only, with some negative responses due to the site being farmland.

WN6 Ware Field, Copper Lodge Farm, 27% in favour of development on this site. This site was the second most supported but again the comment was for sensitively sited/designed and road frontage not for large scale estate housing.

WN7 Land South of Smarden, no one in favour of development. This site was unanimously rejected for any development whatsoever as this is an area of low weald natural landscape and open farmland.

WN8 Fleet Field, Buffalo Lane, 4% in favour of development on this site. This site was again not favoured as it is well outside the village envelope and the majority of responses were not in favour of any more high priced 'executive' dwellings in the village.

What type of development?

The overall request was for a small amount of open market housing, both single storey 2 bedroom for elderly, and 3 and 4 bedroom homes with a density that would make it more attractively priced than the larger house that is found in Smarden. There was also support for some more Local Needs Housing within the village both for rent and for shared ownership – again for the elderly and local families wanting to stay in the village.

The style of housing should be of traditional Kentish design and be designed in such a way as to fit in with the village.

There was no wish to see any council housing or large executive style houses (£1m+). Additionally there was no wish to see large scale development e.g. in excess of 25 - 30 homes and certainly not on one site.

SOUTH ASHFORD

Submitted Sites within the South Ashford Community Forum area

Site Ref.	Site Name	Proposed use, development or site area
NO1	Land at Former Concorde House (Rigden Rd & Austin Road)	Housing or employment, 20 dwellings or 0.40ha as application
NO2	Romney Marsh, Romney Marsh Road	Mixed/tourism & leisure, hotel, petrol station, leisure, retail 8,000sqm and wetland park
NO3	Ashford Canal District	Mixed, 100+ dwellings
NO4	Coneybearne, Torrington Road	Housing, 50 units
VC1	Former Powergen Site – NORTH (Policy TC12)	Mixed, 382 dwellings, retail, commercial and leisure
VC2	Former Powergen Site – SOUTH (Policy TC13)	Mixed, 620 dwellings, retail/commercial
VC3	Land at Victoria Road (Part of Part TC11)	Mixed, retail
VC4	(Policy U7) Leacon Road	Housing, 100 dwellings

No public exhibition held in South Ashford

Comments received from Victoria Residents' Business and Recreation Action Group:

VC1 Former Powergen Site North

Object to this submission. Whilst they agree that this site should be mixed use, the proposed density of residential development exceeds that desirable on this site. They note that the same organisation is responsible for submission VC2 and that neither submission makes any provision for infrastructure or community facilities. Consider that any development of this size must include such facilities. Believe that this submission is an attempt to use the extant Approval, granted on Appeal, to

promote a development of similar density but without features that provide a level of sustainability in environmental, community and infrastructure aspects.

Propose that the Council's existing policy relating to this site (TC12) is retained, in particular we concur with para. 2.155 of the TCAAP.

Individual comment (1 response): This site should be used as an extension to Victoria Park, rather than for development. The site used for open space would be very valuable and could link the park to the Town Centre and the urban area around it. It could include a parking area, and new bandstand, in tribute to the one that was there historically. It would be a greater asset to the area as a park/open space area than housing or employment.

VC2 Victoria Way South

Object to this submission. Whilst we agree that the site should be predominately residential the proposed density of development exceeds that desirable on this site. Note that the same organisation is responsible for submission VC1 and that neither submission makes any provision for infrastructure or community facilities. Any development of this size must include such facilities. Believe that this submission is an attempt to use the extant Approval, granted on Appeal, to promote a development of similar density but without features that provide a level of sustainability in environmental, community and infrastructure aspects.

Propose that the Council's existing policy relating to this site (TC13) is retained.

VC3 Land North and South of Victoria Road

No objection to this submission. Acknowledge that the submission is by the developer that has presented a proposal for a large retail outlet on the area to the south of Victoria Road. Expect a planning application for the site to be submitted before the Site Submissions are considered by the Council and will comment on that application when it has been submitted. Such a development may promote development long derelict site to the north of Victoria Road. In principal, they would have no objection to an alternative developer bringing forward a similar proposal if the current proposals are not advanced.

VC4 Land adjacent Leacon Road & Beaver Lane

Consider that this submission is consistent with current policy to which they have no objection. However the Council should consider the possibility of the adjacent Chart Leacon Railway Depot becoming available.

NO2 Romney Marsh Road

Do not object to this submission subject to specific conditions being included in the Local Plan regarding flood prevention. The 2013/14 winter has demonstrated the

value of the storage capacity that flood plains of this area provide in reducing the risk to Ashford from flooding. Evidence is growing that prolonged, severe rainfall events will occur more frequently. The council must ensure that adequate storage capacity is provided within each existing site, at or downstream of the development, to both replace the existing storage and accommodate the run-off from the development. Do not consider that displacement of storage capacity is an acceptable solution.

NO3 Ashford Canal District

Do not object to this submission subject to specific conditions being included in the Local Plan regarding flood prevention and the need for development to address the requirement to link Park Farm to the Town Centre. The indicative masterplan included in the submission should not be used in the Local Plan.

The 2013/14 winter has demonstrated the value of the storage capacity that flood plains of this area provide in reducing the risk to Ashford from flooding. Evidence is growing that prolonged, severe rainfall events will occur more frequently. The council must ensure that adequate storage capacity is provided within each existing site, at or downstream of the development, to both replace the existing storage and accommodate the run-off from the development. We do not consider that displacement of storage capacity is an acceptable solution.

The indicative masterplan included with the submission is not consistent with the Canal District concept as illustrated in the GADF nor does it address Romney Marsh Road, thereby failing to provide the link between the Town Centre and Park Farm. The policy for this site should include all of the land between existing development and Romney Marsh Road.

NO4 Coneybeare

Object to this submission. The access to this site is inadequate for 50 dwellings and development of the whole site would lead to loss of allotment space, contrary to para 8.1 of the Urban Sites DPD.

TENTERDEN

Submitted Sites within the Tenterden area

Site Ref.	Site Name	Proposed use, development or site area
RTW2	Pickhill Business Centre	Expansion of business centre
SM1	Adjacent to Beechwood Farm, St. Michaels	Housing, 4 dwellings
TNRTW1	Land north west of Rolvenden Road, Tenterden	Housing, 30 dwellings
TS1	Land to rear of 51-57 Appledore Road, Tenterden	Housing, 4 dwellings
TS2	Land at Belgar Farm, Appledore Road	Housing, 30 dwellings
TS3	Land at Appledore Road/Woodchurch Road	Housing, 350-400 dwellings
TS4	Hopes Grove – North	Housing, 25-35 dwellings
TS5	Former Leigh Green Service Station, Tenterden	Mixed, 0.87ha
TS6	Forstal Field, Leigh Green	Mixed, 0.24ha
TS7	Land adjacent to Belcot and Hopes Grove, Tenterden	Mixed, Housing with some leisure/amenity benefit. 40-60 dwellings.
TSTRW1	Phase B of TENT1 allocation (Tend1b) land adjoining Smallhythe Road	Housing, 175 dwellings
TSTRW2	Hopes Grove – South	Mixed, 75-99 dwellings, 2.9ha commercial, 2ha of leisure/rec/community

Public exhibition held on 18th June 2014 by Tenterden Town Council at Assembly Room, Tenterden Town Hall

Comment from Tenterden Town Council: Not in favour of any large scale developments over and above the TENT1a development (planning application current) and the proposed TENT1b development (TSTRW1) within the time frame of our local plan to 2030.

Comments received following public exhibition

1) 76 comment forms were completed
2) 11 Respondents were against all development in the town
3) 9 respondents wanted no further large developments after the TENT1A and TENT1B projects

4) Many expressed a preference for smaller developments
5) The Appledore/Woodchurch Rd site and the land to NW of Rolvenden Rd were by far the most unpopular
6) There was very little opposition to Tent1B and even less to Tent1A

Reasons for objections included:

- Lack of employment
- Traffic congestion
- Surgery Facilities & amenities generally
- A preference for brown field site development
- Visual impact on the countryside
- Access
- Drainage – particularly site ref TS3

Looking at exhibition comments in more detail

- Confusion as to why sites have been submitted when TENT1 is in affect, frustration due to a perceived u-turn from the council as residents were told that TENT1 and TENT2 would be the only new development in Tenterden.
- Roads already operating at full capacity
    - Congestion along Oaks Road and Smallhythe Road
    - A28 already suffers from congestion at peak times
    - Concerns regarding on street parking on the A28
    - Access in and out of Westwell Court is an issue especially during potential construction works.
    - Poor access to the B2080.
    - Traffic congestion along the high street.
    - Suggestions of a new road bypassing Tenterden.
- Rural character and tourism
    - Concerns that development would make Tenterden an “extension of Ashford” and ruin its character.
    - Concerns that further development will have an adverse impact on tourism, particularly in terms of retail offer with the influx of high street brands.
    - Residents would like to see the provision of more public space.
    - Impact upon the East Kent Railway tourist attraction which offers unrestricted views across the countryside.

Other concerns:

- Stretched infrastructure
    - sewage and water supply
    - broadband and mobile network connectivity
- Certain plots are of too high a density

- A28 not an appropriate location for a school
- Concerns regarding the location of the GP surgery; is it being relocated?
- Some are supportive of the fact that many sites are 'infills' and do not encourage sprawl.
- Loss of wildlife.
- Want housing to meet local peoples and local families housing needs, not bring in an entirely new population.
- Some sites considered inappropriate due to undulating topography.
- Local employment is perceived as being insufficient to support further housing growth.
- Feeling that services such as GPs and schools will not sufficiently support further growth.
- Development intrudes on Tenterdens 'green lung'
- Loss of agricultural land.

Individual comments submitted to ABC following the exhibition:

TS2 Land at Belgar Farm, Appledore Road: Local Residents of Shrubcote (29 objections) walkers / dog walkers, are strongly opposed to any development of this site. Land is a quiet, beautiful place and is loved by all who use it. This area of land, adjacent woods, fields and footpaths have been used and enjoyed by the local community and visitors for decades. Children are able to enjoy walks with their parents, ride bikes, play in the woods and generally enjoy the countryside, fresh air, wildlife and streams, we feel this development will threaten their freedom and well being. The area is a place where many of our parents played when they were growing up and is now used regularly by our children enjoying being outside instead of sat in front of a TV/computer. The proposed access from Appledore Road is a public footpath and bridle way, the increased in the amount of traffic and noise using it we feel is going to be a safety issue to all current users and residents of local houses. Shrubcote is a council estate however, 90% of the houses are privately owned and this will down value those properties. Most of the houses with gardens backing onto the proposed site have rear access to the public footpath which runs behind Shrubcote. We feel this could lead to an increase in noise, people gathering possibly resulting in damage to properties and anti-social behaviour. The proposed site has no amenities.
The 2 existing grade II listed buildings and 1 converted barn (2 dwellings) near this site are on septic tanks. There have been 3 developments in this area within the last 10 years, further developments are currently underway in Tenterden and already this is causing problems within Tenterden itself, mainly for local residents i.e.: Doctors stretched to capacity having to wait week plus for appointments. Schools full to capacity. Parking. Public transport (lack of) No NHS Dentists. Work. Policing (lack of) Recreational facilities. Also feel very strongly regards the lack of notification regarding this proposed development.

TNRTW1 Phase B of TENT1 allocation (Tend1b) land adjoining Smallhythe Road: Individual comments: (5 objections) Is within a conservation area, and would be highly visually intrusive and damaging to the setting of the AONB and in direct conflict with the Council's declared aim of 'preserving the integrity of the visual envelope of the town. Grade II* listed building (Westwell, Tenterden Road) adjacent to the southern site boundary. The land is a haven for wildlife and badgers roam freely on the site. Currently no mains electricity supply, mains gas supply, or mains sewerage connected and access for these may present major difficulties. No suitable road access to the site for vehicles. Developer proposed four access points which are impracticable (reasons provided), heavy construction lorries attempting to access the site is totally unrealistic and unacceptable. Tent2 was thoroughly examined by planning and an Inspector, and in 2009 was struck out for good reasons.

WESTWELL

Submitted Sites within the Westwell area

Site Ref.	Site Name	Proposed use, development or site area
DW7	Land north east of Sunnybridge Farm, Watery Lane, Westwell	Gyspy
DW8	Land at Watery Lane	Gyspy
DW9	Woodside, Westwell Lane	Housing, 100 dwellings
DW10	Land adjacent Tutt Hill Farm	Housing, 30 dwellings
DW11	Land west of Sandyhurst Lane (Behind Kingsland), Westwell Lane	Leisure, amenity facility to serve development at Westwell Lane
DW12	Beechbrook, Maidstone Road	Employment / housing / mixed / tourist / leisure, 3,500 dwellings plus other uses

Response from Westwell Parish Council – Own workshop event.

Westwell Parish Council considered the site submissions against the views expressed in parish workshop sessions that were held in Autumn 2013 and has submitted the following response:

The Parish Council has serious objections to all of the sites as listed on the outline information provided. None of the sites would be in line with the wishes of local residents as expressed in the Plan-it workshop on October 12th 2013.

Westwell Parish Council recommends to the Borough Council that none of these sites are taken forward, as detailed below:

DW7 - This site is currently subject to a planning appeal. At the appeal hearing there were a number of reasons listed for this to be an unsuitable site to be changed from its existing agricultural designation for the keeping of horses. The site is in the Kent Downs AONB and is therefore subject to the protection needs of the AONB. The presence of the motorway passing through the AONB at this point does not in any way reduce that protection, but rather makes it more necessary. The noise characteristic of the site being adjacent to and below the M20 motorway, which has continuous noise above acceptable levels for residential use. This is compounded by the difficulty of insulating gypsy accommodation adequately against such excessive noise. We assume ABC will take into account the Inspector's Report and Decision on the appeal. If the decision is for a personal temporary permission that would mean that aside from the personal circumstances this is not a suitable site.

DW8 - For all the reasons noted for DW7, this is also not a suitable gypsy site being adjacent to it and having the same AONB and noise characteristics. Additionally the

traffic movements would be of concerns: this is a rural road, with no lighting or footway and regular day time and night time HGV movements to and from the Tarmac site immediately close by whenever it is in operation.

DW9 - We have seen no detail of how and where on this site 100 houses would be located, nor how they would be noise screened from the railway and motorway to the north. The major practical issue would appear to be access. Westwell Lane is now a cul-de-sac (it was truncated by the M20 motorway), and the only access is via a narrow bend which has been built up with a cluster of properties, and the road junction is on to Sandyhurst Lane at a difficult junction at a point where there are regularly accidents.

Even if a solution were found to these problems, this would be an inappropriate development, because it would break the rural boundary of north west Ashford; it would be visible from the Pilgrims Way and other parts of the Kent Downs AONB. 100 dwellings could hardly be considered to be sympathetic development for a rural parish, as it would urbanise this part of the parish.

DW10 - Tutt Hill Lane is a narrow road with on street parking for existing residents all along it. This effectively makes it a single track road with unused parking spaces being used as passing places. An additional 30 dwellings would almost double the present number of dwellings and make the existing difficult traffic situation impossible. This site should therefore be rejected on highways and access grounds alone. It would also not be in line with local views expressed in the ABC Plan-It session.

DW11 - This site is listed as leisure amenity to serve development at Westwell Lane. This does not seem logical as the site is not directly accessible to Westwell Lane, and there are already substantial leisure facilities at the Ashford Golf course and Sandy Acres on Sandyhurst Lane. If larger built facilities are being proposed these would be incompatible with the rural character of the area, and the setting of the listed buildings in Kingsland Lane.

DW12 - Kier, on behalf of LCR/ the Government, has a previously declared objective to obtain planning permission on the Beechbrook site by 2022. It is therefore not a surprise that this site is being submitted even though it was restored to agricultural ownership following the sale at auction on 16th December 2010. A summary from the legal file published at the auction was attached with this part of the comment.

The reasons for rejecting the site are unchanged from earlier submissions:

These include:

1) This is not connected to the urban area of Ashford and therefore does not fulfill the requirements of an urban extension.
2) It would be a Greenfield development creating ribbon development towards Charing, therefore compromising the rural and village character of all three

parishes: Westwell, Hothfield and Charing and undermining the emerging service centre character of Charing.

3) It would destroy the open heathland character of this area of countryside and put at risk designated habitats.
4) It would be totally contrary to localism and the expressed wishes of local people in the area.
5) It would be against the well established principles of compact development of urban Ashford.

Individual comments received by ABC: (1 objection to DW11, DW9 and DW12): site runs behind long established dwellings in Sandyhurst Lane, community already suffered motorway and fast rail link, noise issues, will become a characterless suburb of Ashford, brownfield sites should be developed first. Sandyhurst Lane and Lenacre Street are barriers to development, detrimental to the landscape. (1 objection): not in favour of any development in or near to Sandyhurst Lane, mature environment development would not be in keeping, access points at either end of land already show signs of strain at peak times, lane has no footpaths, additional traffic would be unacceptable, green space represents refuge for flora and fauna.

Sandyhurst Lane Residents' Association: (1 objection). Have serious concerns that the following sites, if adopted would lead to very significant detriment to the area in terms of social, environmental and transport issues: Woodside (DW9); Land west of Sandyhurst Lane (DW11); Beechbrook (DW12). Some of these sites have already been rejected in previous planning decisions and all of them are, in our view, unsuited to development.

WILLESBOROUGH

Submitted Sites within the Willesborough Community Forum area

Site Ref.	Site Name	Proposed use, development or site area
AG1	Klondyke, Newtown Road	Housing, 40 dwellings
SW1	Gas House Field, Land adjoining New Town Road, New Town	Housing, 40 dwellings
SW2	Open land to east of Bushy Royds and north of Fairview Drive	Housing, 50 dwellings
WE12	Willesborough Garden Centre, Hythe Road	Mixed, Employment / tourist / leisure
NW3	Land adjacent to Julie Rose Stadium	Housing, 200 dwellings
NW1	Willesborough Lees Park, Ashford	Housing, 400 dwellings
NW2	Land at 10A Blackwell Road North	Housing, 20 dwellings

Public exhibition held on 14th May 2014 by Willesborough Community Forum, at the Willesborough Baptist Church

Public exhibition held on 28th July 2014 by South Willesborough and Newtown Community Group, at Salvation Army Hall, South Willesborough (SWAN)

General comments

SWAN consultation responses: objections against development, capacity of schools and doctors, insufficient roads and infrastructure, buildings on flood plains, need for open spaces to be preserved, favour brownfield development, increased crime due to “undesirables” moving into the area.

Willesborough Community Forum response: Roads /Access: the road in and around Willesborough are under stress as it is – increasing the residential population will make matters worse. Any Plan to 2030 must address this. We appreciate that M20 Junction 10a will relieve the existing Junction 10, to some extent, but journeys to and the Conningbrook Park, and the submitted sites north of the M20, will quickly take up some of the released capacity. Also, development o fU19, Waterbrook and Cheesemans Green will put additional stress on the A2070 and likely force more traffic through the Willesborough residential streets. Lack of vehicle crossings across the M20. There is the A28 to the west and Junction 10 to the east. To get from Conningbrook to Willesborough Batist Church, for example, requires either going through town or via Junction 10. If area north of the M20 are to be developed, a new crossing should be part of the 2030 Plan. Services: Increased population will use existing services, such as schools and doctors. This is clearly unsustainable. The 2030 Plan must clearly define the provision for the extra services that will pay for

them to be established. Additionally, the 2030 Plan should include additional services and amenities for Willesborough Lees, particularly if any of the submitted sites are includes. Land Use: WCF supports infill/brownfield developments, subject to their suitability, rather then intrusions into our rural and agricultural landscape. A sensitive development of part of NW1, although rural/agricultural, would be preferable to building a new housing estate half way between Ashford and Wye. Given the plans for Chilmington Green, and the other areas already zoned but not developed, wonder if it is necessary to commit to further growth at this time. Understand that there should be a plan, but consider that the plan should do nothing for a few years, or focus on Ashford town centre and brownfield sites in the urban area, rather than further destroy agricultural land and our rural environment.

AG1 – Klondyke, Newtown Road

SWAN (1 response in support) as would improve these areas.

SW1 - Gas House Field

Willesborough Community Forum response: generally acceptable.

SWAN (34 objections) , loss of green space, the ground floods after heavy rain, traffic congestion, methane gas under the site, poor access to site, essential resource for wildlife, surface water flooding will cut off access to ASDA, enjoyed by people for recreation, infrastructure can not cope, have just had all the building at New Town don't want any more, used by local residents for dog walking, many disabled people in the area use this space, parking also an issue in this area, narrow roads, Young Farmers Club will be affected. Concern about runoff from development cumulative with Newtown Works runoff too, this area has contamination in the ground. Poor access particularly on Cudworth and Curtis Road, parked traffic acts as an obstruction to public transport, car parking availability, railway works development is already having a significant impact, light levels at existing dwellings, concerns for the disabled population.

SW2 - Open land to east of Bushy Royds and north of Fairview Drive

Willesborough Community Forum response: generally acceptable.

A petition opposing to development of 'The Spinney' was signed by 491 residents, stating, 'We, the undersigned, consider in our view that this relatively small area of green space should be kept free of ANY development and it should be left in the hands of the SWAN CG and the Residents, to lightly manage it so that its natural look and habitat continue to attract the various small species of wildlife.

A further petition by 70 residents objecting to development of SW2 – demanding that the field be designated a Local Green Space for all of the community to use. All the useable adjacent land has been developed and community has a great need for Local Green Space.

Comments made jointly for SW1 & SW2. 12 objections, only area where kids can play that is safe, wildlife, flooding, what will the quality of the houses be like, Waterbrook Dyke not maintained or cleared, unsuitable for HGVs weak bridge, large gas pipe runs beside bridge, access an issue, would result in dangerous roads, Bushy Royds / Herbert Road is very tight to turn into, existing facilities / services are at capacity, noise and air pollution from construction, development will be detrimental to the character of the area, lose of privacy from existing properties. Flooding, major flooding problems the Spinney helps to protect South Willesborough from flooding; road access problems, roads at saturation point.

WE15 – Sevington Park, Land east of Highfield Lane, Mersham

Willesborough Community Forum response: Unacceptable. Although not in the Willesborough area this land is important to the people of Willesboroough as it provides a valuable rural belt between Willesborough and the village of Mersham. If this were to disappear Mersham would become part of Ashford and the people of Willesborough would be a step further away from the countryside. Additionally, consider it folly to be building on such large swathes of good agricultural land. This is not to say that we are opposed to employment opportunities. However, U19 and Waterbrook have yet to be developed, and there are still vacant sites on Orbital Park, and plenty of other sites in Ashford, many of them brownfield.

WE12 – Willesborough Garden Centre, Hythe Road

SWAN (1 support) as it would improve the area.

NW1 - Willesborough Lees Park, Ashford

Willesborough Community Forum response: It is generally acceptable that part of this land be developed for housing, subject to the following:

- It is noted that part of the land is subject to flooding
- Part of the land should be retained as a public amenity, for dog owners, walkers, etc. (open space, not just 2 metre wide footpath between two six feet fences).
- The accessibility section is erroneous – for example, Willesborough Health Centre is over 2 km away, using the shortest walking route.
- It is inappropriate for such a development to rely on existing facilities.

NW2 - Land at 10A Blackwell Road North

Willesborough Community Forum response: Impossible to see how this would work.

NW3 - Land adjacent to Julie Rose Stadium

Willesborough Community Forum response: Generally acceptable, but the housing provided should be in keeping with the development at Conningbrook.

HG1 – Land adjacent to Church Road, Sevington

SWAN (1 objection) difficult access, floodplain.

Willesborough Community Forum response: Acceptable in principle, but not at the density suggested, which would probably make it unviable. Plus the flooding risk.

NO4 – Coneybeare, Torrington Road

SWAN (1 objection) Access from Torrington Road

NO2 – Romney Marsh, Romney Marsh Road

SWAN (1 objection) flooding

WITTERSHAM

Submitted Sites within the Wittersham Parish

Site Ref.	Site Name	Proposed use, development or site area
IO5	Land at Lloyds Farm	Housing, 1.37ha
IO6	Land north of Stocks Road, Wittersham	Mixed, 2.5ha
IO7	Jubilee Fields, Land adjoining North East boundary of Jubilee Fields	Housing, 15units

Public exhibition held on 25th April 2014 by Wittersham Parish Council at the Wittersham Village Hall

Results from 'The Future of Our Village questionnaire' for Wittersham.

Are you in favour of more development in the village?

27 in favour of more development with 27 against. Those in favour only wanted a small site to come forward, there was support for local needs housing and respondents stressed the need for infrastructure to support new development, particular reference to sewerage and drainage existing issues.

If you are, what type of development would you find acceptable?

The majority of responses supported small developments which are affordable with 2/3 bedroom properties being favoured. Bungalows and flats for the elderly were also supported, but executive housing was not supported.

What facilities or amenities do you think would improve the village?

Most of the comments listed post office, doctors surgery and identified the forthcoming shop, it was questioned whether the local school could cope with new development, things for young people to do in the village was also raised, along with the need to improve drainage.

Do you think the village has had enough or too much growth in recent years?

The majority of respondents felt that there had been enough development within the village in the recent past. A couple of respondents mentioned that houses had not sold in the village, and felt that they were the wrong type of housing needed.

Summary of results from the site submission forms

IO5 Land at Lloyds Farm, not support (24) reasons given that this site is within an AONB, it will extend the village boundary, at the entrance to the village and would spoil the approach to the village, no infrastructure provision, need to upgrade drainage and sewerage infrastructure, nothing for young people to do in the village, traffic already heavy on the roads, the site is too large, greenfield sites and loss of agricultural land, increased population; support (5) given but only if use was for local needs, general support (2).

IO6 Land north of Stocks Road, not support (21) reasons given were that the site is too large, no infrastructure and would change the character and feel of the village, would change the village boundary, the field is used by local people for footpaths and is overlooked by many properties, increased population, traffic is fast along the B2082 safety concerns. A couple of respondents (2) felt that the site had some limited potential if used for community use, such as new village hall, community facilities and local businesses. Support for development (2) if local needs, and one respondent felt that it could improve access for proposed site IO7.

IO7 Jubilee Fields, support limited development (19) the majority of respondents felt that this site had the most potential from the three Wittersham sites. The majority of respondents also felt that the site should only accommodate a small number of dwellings (6-8 dwellings was referred to), some were concerned about loss of existing parking provision, drain and sewage issues. Eight of those supporting a limited amount on this site were only in support of local needs housing; object (9) as site too big would accommodate too much development, traffic is fast along the B2082 safety concerns.

WOODCHURCH

Submitted Sites within the Woodchurch Parish

Site Ref.	Site Name	Proposed use, development or site area
WS24	Susans Hill, Woodchurch (Land east of Woodchurch Village Life Museum)	Housing, 90 dwellings
WS25	Land in Lower Road, Woodchurch (north of The Granary)	Housing, 10-15 dwellings
WS26	Land to the west of Lower Road, Woodchurch (site 2)	Housing, 10 dwellings
WS27	Land south of Rectory Close, Woodchurch	Housing, 12 dwellings
WS28	Land between 82 and 120 Front Road (Policy WOOD1)	Housing, 10-12 dwellings or 25-35 dwellings.
WS29	Land to the west of Lower Road, Woodchurch (site 1)	Mixed, 1 dwelling, business and holiday let
WS31	Harlakenden Farm Buildings, Plurenden Road, Woodchurch	Mixed, 45 dwellings and other uses
WS69	Bournes Field (Land to the north of Bournes Place)	Housing, up to 10 dwellings
WS44	Land at Appledore Road	Housing, 15 dwellings

Public exhibition held on 17th April 2014 by Woodchurch Parish Council at Woodchurch Village Hall Annex

Woodchurch Parish Council response following exhibition

Background

In April 2014, 235 Woodchurch residents attended the exhibition.

The Parish Council would like to thank Woodchurch residents for their extensive and knowledgeable interest. It has since received 149 site specific comments and a further 66 of a general nature. These were collated in a separate document which was submitted to ABC. They were also summarised and presented to residents in a verbal report for discussion at the Woodchurch Parish Council meeting on Friday 23rd May 2014.

In informing the report, Woodchurch Parish Council analysed and/or made reference to the following, in addition to the residents' submissions:

- Woodchurch Village Health Check 2012
- G L Hearn Report – January 2014 – Strategic Housing Market Assessment
- Findings of the Ashford Rural Economy consultations January 2014, undertaken on behalf of ABC by Nathaniel Lichfield & Partners (NLP)
- Ashford Kent, A Dukelease White Paper, October 2013
- The current Woodchurch Village Design Statement 2002

Whilst acknowledging a very small number of dissenting views, the report's content received a resounding endorsement by the residents, such that the Parish Council feels it has a strong mandate from them to submit this paper as further guidance:

- Development on specific sites or particular issues
- Setting out a framework to guide the overall development
- Articulating how key policy objectives of place-making and community building should shape any ne development.

<u>Summary of the key recurring points</u>

The village's current infrastructure (especially highways, water and sewerage) cannot support more than a steady increase in housing provision over the period to 2030. Infrastructure improvements would be expensive, disruptive and environmentally damaging.

A contrived supply of housing in the village over and above a steady increase cannot be justified on economic (job growth) grounds, population growth or on the capacity of essential services to cope with a disproportionate increase in demand for them (surgery/school etc).

The Parish Council should play a key role in preserving the character of the village, its rural identity and sense of place including measures to preserve its environment and ecology.

There is continuing support for the existing Village Design Statement and the preservation, if not extension, of the current Conservation Area. At the Parish Council meeting on 23rd May 2014, it was agreed that because this consultation had raised so many key issues, the Parish Council would investigate the feasibility of bringing residents together to deliver a future Village Plan which specifies the housing types to be built between 2016 & 2030.

Where development is permitted, there is a preference for smaller, low cost, affordable or social housing in contrast to the vast majority of recent applications which have featured larger, middle to top end, market housing homes.

Parking and road traffic management is becoming a key problem for the village. This is especially true of Lower Road, which has become a "rat-run" to and from Ashford

and is particularly congested and dangerous. Front Road has witnessed 2 serious accidents in the past few months. Adding large concentrations of family dwellings will inevitably increase traffic movement and the likelihood of further serious injury.

Re-affirming the findings of the Village Health Check 2012

In 2012, work was undertaken to assess the strengths, weaknesses, opportunities and threats to the village. The exercise informed the business plan for the Woodchurch Community Information Centre.

In terms of social life the following were considered as key weaknesses:

- Growing influx of counter-urbanists
- Few facilities for young people

The key threats in this module were

- House prices
- The decline in traditional rural way of life

In terms of the local economy the weaknesses were:

• High percentage of retirees and economically inactive
• Shortage of affordable housing
• Limited opportunities to develop the infrastructure
• Shortage of preschool childcare places
• Slow broadband speeds

The threats were:

• Competition from urban centres
• Diminishing trade locally
• Public sector budget reductions leading to e.g. less Police cover

In terms of the environment the weaknesses were:

• Increasing number of vehicles
• Increasing urbanisation

The threats were:

• More vandalism and crime
• Negative impact of more vehicles - air quality/ congestion
• Localised light pollution
• Pressures on agriculture

In terms of transport provision, the weaknesses were:

• Dispersed population with large groups of elderly/social housing located outside the recognised village centre
• Badly maintained roads

• Reduced evening/late night bus services
• Need to travel to access secondary health care services

And the threats

• Increased rat-runs/ difficult junctions
• Increased reliance on the car
• Social isolation for those without cars (elderly/ young)
• Further reduction in public bus services
• Ageing population

These findings led to four key objectives for the new Centre which were to improve the sense of belonging, encourage a sense of enterprise, a sense of curatorship and a heightened sense of place. As a result of the health check, The Parish Council concluded that two central principles should underpin the sustainable development of the village and provide the overall context for the production of a future plan.

These are place making and community building and should be uppermost in the minds of decision makers, developers and service providers at every step of the development process. The concept of place-making, which has already been established to some degree in the Woodchurch Village Design Statement should be used to describe the overall objective of creating places with a strong identity. In Woodchurch's case, the residents clearly want to retain a strong rural identity. The Parish Council feels it now has a responsibility to develop not only the fabric but also the spirit of the place by, amongst other things, ensuring new development is appropriate and locally distinctive and by ensuring quality in the village's design and function.

Woodchurch's future development is also underpinned by an aspiration to retain and foster a strong and self-sustaining community where people continue to have a real sense of neighbourliness and belonging. A number of residents have remarked that one of the key benchmarks of quality in a community is measured by the degree of social interaction. The Parish Council agrees with that and already invests in social interaction including community engagement plans and the Woodchurch Community Information Centre project. The Parish Council feels it has a mandate to ensure Woodchurch's current high score in this area is maintained and developers bringing forward planning applications are able to demonstrate a commitment to delivering community engagement.

<u>Defining "steady increase"</u>

There is strong consensus in the village that an average of 3 new homes per annum to 2030 would be a manageable and steady increase in keeping with the village's place making and community building aspirations.

The Parish Council supports the residents' views that
a) there is no justification for substantially increasing market housing supply in

Woodchurch to meet population growth or future job growth targets
b) the future supply of housing will be met through the normal development control planning processes
c) the village should resist market pressures to convert land currently in agricultural use or on brownfield sites to residential use to satisfy any contrived population growth

Reasons

1. According to critics of the Hearn report, there are already around ten thousand homes in the planning system which would provide a level of housing now for the next 20 years.

2. From local taxation data we know Woodchurch accounts for circa 3.5% of the current rural housing in the Borough. On a strict arithmetic basis, Woodchurch's share of any additional housing assessment would be around 40 of the 11800 homes suggested by the Hearn report over the next 15 years after taking planned developments elsewhere in to consideration, notably Chilmington Green, Conningbrook Lakes, Tenterden, Wye and Ashford itself.

3. The key employment hot spots in the Borough are elsewhere. NLP identified that the heaviest clusters of employment outside the key centres of Ashford and Tenterden are along the M20 corridor, primarily to the North of Ashford.

4. The growth in rural employment does not require a commensurate number of homes – NLP also identified that in Ashford's rural areas, one of the highest increases in employment since 2001 has been the growth of self-employment and home working.

5. 75% of the rural workforce already resides within Ashford Borough with the remaining 25% in commuting from nearby Shepway, Maidstone and Tunbridge Wells. However, Ashford can call upon a workforce of 1.7 million within an hour's drive time

6. Claimant unemployment in the Ashford Borough area has increased by 96% since 2004 leaving a residual, already-housed workforce.

7. Woodchurch is already an attractive commuter location and numbers could be substantially increased if more pressure is put on landowners to convert especially agricultural land to supply a contrived population growth created by future "big ticket" developments such as the extension of the McArthur Glen Retail Outlet, the extension of HS1 (Ashford to Bexhill with a stop in Rye) or an expansion of Lydd airport.

Rural Industry

In addition to point 4 above, commercial market feedback has confirmed that the main driver of demand are expanding home-based enterprises and small businesses seeking lower cost space in locations close to where the owners live and/or are serving a local market.

The residents and the Parish Council consider this has two key implications

1) It supports the assertion that job and population growth is not a solid reason for increasing market housing supply in the village.

2) That in addition to defining optimum housing growth, the Parish Council may want to preferentially support certain types of industrial applications coming forward through the planning process.

A mixed and balanced community

The Parish Council supports the residents' view that the village needs a sustainable and well balanced future development offering housing choice and a range of opportunities for local leisure and recreation. Recently the balance has been tipped in favour of larger market homes in the village centre with affordable, social housing and homes for the elderly predominantly located on the periphery of the village. This has made place making and community building more difficult.

The Parish Council feels it is correct to support those residents that commented on the need to plan for smaller accommodation for the following reasons

1) The Ashford Rural East area has a particularly low representation of social rent tenure (Source: NLP) at only 7% which is around 50% of that in other rural areas of Ashford.

2) It is reasonable to assume that that smaller market housing accommodation will be needed in the future to enable the ageing population to relocate to more manageable properties - especially those with ground floor bathrooms and bedrooms.

3) The need for low-cost, key worker accommodation in the village centre has increased with the opening of an 83-bed residential care home and the aspiration to integrate its nursing and auxiliary staff, some of which are from BME groups, in to the local community.

In essence, smaller, low-cost market or social housing will be increasingly needed to satisfy the needs from young families and key workers to the increasing numbers of elderly residents.

Conclusions

There is consensus in the village that in order to fulfil the place making and community building objectives in Woodchurch;

a) There is no justification for more than a managed and gradual growth of between 40-45 new dwellings over the next 15 years. Larger housing developments should be located in the areas of greatest need - to support job and population growth hotspots, reduce reliance on the car and to assist the urban and town centre renaissance of Ashford itself.

b) An examination of the number of windfall planning applications coming forward over the past few years (i.e. ones where the site has not been previously identified for housing) would suggest that the target of 45 dwellings in the period can be met through the normal plan preparation process

c) From the meeting on the 23rd May 2014, the Parish Council believes it has a strong mandate from local residents to object in principle to any proposed market housing development of more than 6 dwellings* and/or where the development is seen as the first stage of a larger market housing development. This includes all the current submissions which potentially exceed 6 dwellings including the site "WOOD1" (82-120 Front Road) which was the only site for housing included in the previous Tenterden and Rural Sites Development Plan. Planning permission was refused on WOOD1 on appeal in 2013. At the Appeal Hearing, Ashford Borough Council (ABC) was unsuccessful on a technical point in its refusal of the housing mix. (*6 dwellings is deemed to be 2 years' notional supply of housing in the village).

d) Local residents are eager to point out that the Planning Inspector recommended to ABC that it should be clearer when defining what should be built despite Policy 6.151 for the WOOD1 site clearly saying *"A mix of terraced and semi-detached properties here would create an interesting contrast with the frontage development to the south of the site but would mark the change of prevailing dwelling type seen further north along both sides of Front Road, within the Conservation Area"*

e) The developer successfully argued that ABC had failed to define 'housing mix' in their Development Plan and therefore he was free to choose what that should be. Therefore his choice of all 3/4 bedroom high-end housing for WOOD1 did not contravene the Plan. Also he was not obliged to develop more than 0.5 hectare and thus trigger some low cost development. Although ABC scored on the latter point, the Inspector conceded the technical point on housing mix and ruled in favour of the Developer on this count. *f)* From the experiences of WOOD1, the Parish Council agrees with residents that it is unlikely that developers will want to build anything other than high-end, highly profitable housing in Woodchurch. Thus the village will not achieve any smaller or lower value housing except by limiting the development to small scale progressions. The Parish Council feels the opportunity now exists to

specify the future use of this site for smaller accommodation in line with g) and h) below

g) The Parish Council believes it has a mandate to preferentially support high quality, market and affordable housing of up to two bedrooms consistent with the existing Village Design Statement to satisfy the expected future demand from a local ageing population and key workers.

h) The Parish Council believes it has a mandate to take positive action to address the underrepresentation of social housing tenure in the village.

i) The Parish Council should preferentially support the provision of small scale office and workshop units on brownfield sites capable of accommodating up to 5 employees to satisfy the demand from expanding start-up businesses.

WYE WITH HINXHILL

Submitted Sites within the Wye with Hinxhill Parish

Site Ref.	Site Name	Proposed use, development or site area
WY1	Wye Court Farm, (WYE1)	Housing, 25-30 dwellings
WY2A	Luckley Field (WYE2)	Housing, 50 dwellings
WY3	Land at Olantigh Road and Occupation Road (WYE3)	Mixed, 250 dwellings, 4700 sqm education, 9750sqm business 2500 sqm community/open space

Wye Neighbourhood Area was approved by Cabinet on the 10th January 2013. All sites within this area are being assessed by Wye Parish Council through the neighbourhood planning process. No event held.

Appendix D – Shortlisted Sites Consultations

2nd Round Shortlisted Site

Date	Parish	Event
11/02/2015 (Wed)	Chilham	Evening – Workshop on Shortlisted Sites DN2 – Land at Harvest House, DN12 – The Avenue Field and DN13 – Land between Bagham Road, Arden Grange and Recreation Ground
19/02/2015 (Thur)	Wittersham	Evening – Workshop 'Drop-in session' on Shortlisted Sites of IO6 – Land at Stocks Road and IO7 – Land adjoining the North East of Jubilee Fields
27/02/2015 (Fri)	Woodchurch	Woodchurch Parish Council Meeting – Discussion on site submissions
14/09/2015 (Mon) 06/10/2015 (Tue) 08/10/2015 (Thur)	Kingsnorth	3 x Workshop sessions
22/10/2015 (Thur)	Woodchurch	Housing Site Submission Consultation Meeting
07/11/2015 (Sat)	Hothfield	Exhibition on Potential Housing Hothfield East – Land adjacent to Coach Drive
21/11/2015 (Sat)	Biddenden	Exhibition on Shortlisted Sites of BD4 – Rear of Townland Close and BD8 – Land off North Street
23/01/2016 (Sat)	Hothfield	Exhibition on Potential Housing Hothfield East – Land adjacent to Coach Drive

ASHFORD
BOROUGH COUNCIL

EXHIBITION ON SHORTLISTED HOUSING SITES

SATURDAY 21st NOVEMBER

10am to 1pm

Biddenden Village Hall

Ashford Borough Council has shortlisted 2 sites for housing in Biddenden for **possible** inclusion in the New Local Plan to 2030:

- **BD4 – Rear of Townland Close**
- **BD8 – Land off North Street**

This drop-in exhibition will enable you to view the detailed proposals for the sites, ask questions of the site promoters and make comments/leave feedback

Please note that the potential for development on these sites has not yet been decided.

Kingsnorth Parish Council (parish logo)

Dear resident of Kingsnorth

Under current legislation Ashford Borough Council (ABC) are obliged to find land for development to meet national housing requirements, 24 sites have been submitted in Kingsnorth for consideration, potentially providing 5000 new homes.

The Parish Council are arranging a series of workshops focussing on sites near where you live rather than one large consultation event for the whole parish.

We hosting a workshop that you may find of interest as it will be dealing with sites around Bridgefield and Steeds Lane, which are local to you, see reverse for details.

We would therefore like extend an invitation you to attend a Local Plan workshop we are hosting on **Monday 14th September 6.30pm at Kingsnorth School**

The format of the workshops will be:

- an overview of the Local Plan process by planning officers from ABC
- Background to the Local Plan relating to Kingsnorth by Parish Councillor Hilary Moorby.
- Facilitated small group discussion about each site
- Ideas on what type, number , location of development do we want
- Green corridors
- A vision for the Parish.

This is your opportunity to find out more about the local Plan and what it means for you and the future of Kingsnorth.

All comments and options received at these workshops will be collated and form part of the parish councils submission to ABC regarding the local plan.

We look forward to seeing you there

Alison Breese

Chair of Kingsnorth PC

RSVP

Might be an idea to have a specific email address for people to respond to

I.e. LocalPlanWorkshop@kingsnorthparish.gov.org

WITTERSHAM PARISH COUNCIL

In conjunction with Ashford Borough Council

WORKSHOP ON SHORTLISTED HOUSING SITES

THURSDAY 19th FEBRUARY

7 - 8.30 PM

Wittersham Village Hall

Ashford Borough Council has shortlisted 2 sites in Wittersham for possible inclusion in the New Local Plan to 2030:

- **IO6 - Land North of Stocks Road**
- **IO7 - Jubilee Fields**

This drop-in workshop will enable you to view the 2 potential sites and make comments on them.

Please note that these sites are not proposed to be a definitive list of Local Plan site allocations at this stage, and this workshop allows ABC to gather feedback from the community, which can be used alongside technical assessments to decide on the final list of sites to include in the Local Plan 2030.

Posters used at events (In addition to maps showing Shortlisted sites)

ASHFORD BOROUGH COUNCIL
LOCAL PLAN TO 2030

CONSULTATION ON SHORTLISTED HOUSING SITES

ABC is preparing a new **Local Plan to 2030** whicl will need to allocate sufficient land across the borough to provide new homes and jobs.

In 2013/14, ABC issued a 'call for sites' which asked landowners / developers to put forward any land in the borough that they wished ABC to consider for allocation. **The sites received were presented to local communities in 2014.**

ABC has now carried out a technical assessment of the submissions and this has created a 'shortlist' of sites that *may have potential* for allocation and require further analysis. This exhibition will enable you to view the shortlisted sites and make comments and observations on the proposals.

Please note that these sites are not proposed to be definitive list of Local Plan site allocations at this stage, and this exhibition allows ABC to gather feedback from the community, which can be used alongside technical assessments to decide on the final list of sites to include in the Local Plan 2030.

NEXT STEPS

ABC has undertaken its own technical assessment of the sites. This included working with partners such as Kent Highways, Education, Water companies and the NHS. This will enable us to assess access, sewerage and local infrastructure.

Following this exhibition, ABC will summarise the comments and feedback and present the results to the Parish Council.

ABC will then use the feedback and detailed assessments to create a final list of sites across the borough that will be included in the draft Local Plan 2030.

This is expected to be published in April 2016, when it will be open for public consultation, and comments on the final sites can be made again at this stage.

Consultation feedback – Full Report

BIDDENDEN

Shortlisted Sites within Biddenden Parish

Site Ref.	Site Name
BD4	Rear of Townland Close
BD8	Land off North Street

Public Exhibition held on Saturday 21st November 2015 in Biddenden Village Hall

Summary of feedback following exhibition, including individual responses subsequently submitted to Ashford Borough Council.

Total of 62 Comments received from 40 respondents (6 of which provided no personal details)

BD4 Rear of Townland Close: 30 Comments Received (9 support, 19 object, 2 general)

Support – fewer houses, smaller development, less traffic movement, road access already in place, closer to village, development looks nice, generous gardens, less effect on amenities of village, self-contained – little overall impact on village and its people, in keeping with the village.

Object – previous application refused on appeal - issues raised still valid, infrastructure not adequate for further development, access difficult, traffic impact on Townland Close, traffic damage to the green, road to site unsuitable - already in poor condition, main road will need traffic calming – reduced speed along North Street, parking, concerns for drainage and sewerage, affordable housing - not luxury, school oversubscribed, encroach on countryside, shatter peace and well-being of community, construction traffic will create huge chaos, loss of views to countryside, impact on wildlife, concerns about potential to extend site in the future through gap between 5th and 6th houses, sewer serving Townland Close is a 'private foul sewer system' and remains property and responsibility of we residents, rainwater run-off system insufficient, new drainage system needed, with Tapley Field, Sandeman Way, Tenterden & Chilmington Green – no need for further development in the village, more cars = crashes, pedestrian injuries, air pollution, lack of shops in village

– create more road use, limited space in village halls, bowl club, squash club etc., fertile agricultural land should be preserved.

General – comment on access, no objection but prefer no development at all.

BD8 Land off North Street: 24 Comments Received (11 support, 13 objectl)

Support – looks good, high quality dwellings, attractive, low cost housing is important, less nuisance during construction for local people, better access, good sight lines, good reason to extend the 30mph limit, more flexibility for size of development, proximity to sewerage works, much needed Drs Surgery, dedicated bus stop near entrance, business units, less invasive to local residents, existing footpath could double up as cycleway, bring greater trade to local businesses,

Object – outlook would change – views ruined, spoils countryside, impact on ecology and nature, value of property would decrease, poor access to site – not safe road entrance, light pollution from cars, too many houses and workshop units, size of development not suitable for Biddenden – too large, affects many adjoining properties, noise, main road busy and fast, need traffic calming, excessive traffic, parking issues, village can't take/provide additional population, school is full with a waiting list, change nature of village – create suburb feel, no promise of GP Surgery, medical centre would be better, not enough buses, too far out of village, object to pedestrian crossing outside my house, footpaths not adequate, flooding in houses adjacent to site – development will be at risk and potentially make it worse for those already affected, concerns for welfare of badgers, owls and bats, no printed info available on this site.

General Comments on both sites: 8 Comments Received (3 support, 5 object)

Support - both sites meet needs identified in parish plan, would move bungalows if possible, more housing/children would benefit the school if it contributed a move to a one form entry school (30/year), personally like both proposed developments, support either or both proposals as wish to purchase a new dwelling within the village in the next 2-5yr period,

Object – concerned about school places - new school is needed, no reason why Biddenden needs this development or any other, change to community will be negative and unnecessary, question the need for more development given the growth in Biddenden over last 10 years, no shops except one in the High Street, village cannot cope with more people, no doctors surgery, already have new houses – don't spoil it with more, don't want these developments to go ahead, traffic speed and amount, how can we be sure that claims and offers of developer are followed through, 30mph limit been denied before and crossing on the road – council said no!

CHILHAM

Evening Workshop on Shortlisted Sites DN2 – Land at Harvest House, DN12 – The Avenue Field and DN13 – Land between Bagham Road, Arden Grange and Recreation Ground

Held on Wednesday 11th February 2015

Summary

General issues

Traffic / Transport Issues

The A252 / A28 junction is a major issue and still believe that a roundabout would be the best solution here

Crossing the A28 from the main part of the village to access the station – safety, especially for children or elderly residents was a particular concern.

Branch Road is single track and is used as a rat run at peak times with no footpath – is there the possibility of dealing with this issue as part of the development of the doctors surgery site?

The car park at the recreation ground is adequate but there is no footpath on Branch Road to enable access on foot

Limited parking at the doctor's surgery so there is parking on the road

If all sites were to come forward – in addition to the development at the sawmill site – this would be quite a significant increase in vehicles in the village

School

The local school is over-subscribed and the proposed development of the Sawmills site will further exacerbate this issue – the concern is that further development in the village will add to this problem to effectively shrink the catchment area and pupils from more isolated locations within the parish will not be able to gain entry to the school.

There is no room for expansion – could the school be re-located?

Health

Currently there is a part-time surgery operating in Chilham, otherwise people have to go to Chartham. It is a relatively small surgery with limited parking and it can be difficult to get an appointment. There are some key questions here

- Is there capacity to register at the surgery – if so – how much?
- Can additional housing development help to improve or extend the surgery?
- Is Felborough Close a better location for a surgery?
- What do the NHS and GP think of the future of the Chilham surgery?

Site specific comments

The discussion on the relative merits of the shortlisted sites is summarised here - as a general point there was a view from a number of participants that there sawmills site was enough development for the village and there did not need to be any additional allocations in the village.

DN12 & DN13 - Issues

These sites have a very open aspect – with a prominent tree lined avenue that forms part of the setting of the village.

Overall however it was considered that development of these sites would have a significant visual and physical impact on the village.

However, there was a view from one participant that, in fact, this area of the village was not that significant in the context of the village.

Flooding and drainage issues on these sites would need to be resolved.

The feeling of one group was the impact of development of these sites on the village would be significant and would not outweigh any benefits that development could deliver here

DN2

This site is less visually prominent than the DN12 & 13 sites but open surroundings to the south on the water meadow. However, one group emphasised the importance of the longer range views to the site from the higher ground to the south of the A28. Development could potentially enhance the approach to the village via Branch Road.

The opportunity to expand the GP surgery and its parking would be lost if the site was developed.

Is it possible to move the surgery and school to the sports hall/recreation ground site – it would benefit from shared parking space etc and then the whole of DN2 could be developed

Branch Road is single track – is the development of DN2 the opportunity to solve this problem in some way – suggestions were made about making it one-way or more preferably closing Branch Road completely – except for emergency vehicles – this would be a benefit for the whole village as Branch Road is seen as a significant local issue. However, as it stands, the capacity of Branch Road was seen as a major constraint. Parking on the street in the vicinity of the site makes the situation worse.

Overall site development issues

There was a feeling from some participants that the Sawmills site was adequate for the future needs of the village in the immediate future and hence no need for additional development to be identified.

Should the impact of the Sawmills site development on the village be assessed and considered prior to any additional development being identified?

Was there a need to consider phasing of new development bearing in mind that the Sawmills site had not been developed yet – maybe phased to be later in the plan period – this would mean it was the “next” site for development in Chilham

One group suggested that as the sites promoted were quite central to the village they should be safeguarded for future re-locations of either the surgery or the school, rather than for housing. There are no other sites that could fulfil this function in the village and both facilities need to expand.

HOTHFIELD

Potential Housing Hothfield East – Land adjacent to Coach Drive

Public Exhibition held on Saturday 7th November 2015 in Hothfield Village Hall

Summary of feedback following exhibition, including individual responses subsequently submitted to Ashford Borough Council.

Total of 21 Respondent Comments received (3 of which provided no personal details)

Support– maximum of 50, in favour so long as it's not high density and lifts the mix of properties in Hothfield, no more than 65 houses with access from Station Road not Coach Drive, less than 10 with public approval, more street lighting, less fly tipping, inject more life into village, safer for children to cycle, crime deterrent – more witnesses

Object – small village, if you do build – may bring more, site of development out of proportion to size of village, small scale development was agreed by the village green open space, infill sites to be used, fields have important relationship to listed farm buildings, traffic impact, narrow country lanes, no school, GP or pub, hinder quiet tranquil village life, wood needs to be left where it is, traffic calming measures, single lump of properties impact on existing facilities, proposal not what people wanted at the 2013 Hothfield public meeting – complete opposite of public views, infrastructure not in place, more cars will increase pollution and noise levels, alter the character of the village, café contributes to urbanisation of village and increased litter problems, need to protect green spaces, loss of trees (TPO) along Coach Drive –act as a sound buffer road noise of A20 and motorway, strain on water and energy sources, not on Previously Developed Land, impact of development when viewed from Kent Downs AONB, site lies within a Total Catchment Zone 3 Groundwater Source Protection Zone and infiltration devices such as SUDS are not appropriate in this area, no direct footway access to public green open space and play area, no direct access from public highway, Grade 2 agricultural land – should not be built on, located outside the village envelope. Development of 65 or more houses would change the 'everyone knows everyone atmosphere' we are currently lucky enough to enjoy, Coach Drive more or less single track – baffling to expect this to cope with another 200 cars on a daily basis, local rat run, corner of Coach Drive and Park Drive "Lewis Hamilton Corner".

General – prefer integrating properties amongst village, small clusters of housing, increase facilities to go with it before proceeding, need housing but small quantities, sort out parking and other issues first, development should be slow and controlled. I feel it should have been a telling proposal and not a selling one.

Potential Housing Hothfield East – Land adjacent to Coach Drive

Public Exhibition held on Saturday 23rd January 2016 in Hothfield Village Hall

Summary of feedback following exhibition, including individual responses subsequently submitted to Ashford Borough Council.

Total of 44 Respondent Comments were received from 55 individuals (2 of which provided no personal details) - 29 included a standardised objection form

Support- Need for more people to support the village shop and post office and village activities, appreciate the need for extra housing, if re-think access, Village asked for more upmarket housing- proposal fits the needs, *Some* housing development would be appropriate 30-35 houses max, revised proposal – smaller area, 20 properties of mixed housing, Developers pay + construct a new sewage pipe to account for increasing population, If it can be shown how local surroundings won't be adversely impacted.

Object- Overloaded infrastructure- stress local schools and surgeries are overloaded, No school within walking distance, New change to Village will "ruin" it forever, Change is not wanted/seen as negative, More of a need for 'affordable' housing *not* executive houses proposed, Plenty of alternative Brownfield Sites, Proposed houses not in the price range of working class families, More need for affordable housing, Parking a huge problem already, Increased volume of traffic through village- congestion, Poor access to the site, Roads won't cope safely with construction traffic, Too many houses in one place, People on the outside of the village would not be so inclined to join in, More suitable areas nearby, Inconsistent with consultation in 2013- 33% increase in house numbers, Impact the quality of life of existing neighbours- noise + disturbance, Adverse impact on local wildlife and their habitats, Effect on Water Table, Loss of hunting ground, Increase flooding risk/exacerbate already waterlogged prone area- already difficulty in obtaining insurance, Losing productive land, concern for (TPO) trees on Coach Drive, More than enough proposed building activity already in Ashford, Spoiling an area for profit is wrong, Only brought to manys attention in December 2015, No transparent consultation with residents, Failure to consult in line with ABC's statutory duty, Land lies within a total catchment Zone Groundwater Source Protection Zone + Drinking Water Safeguard Zone + Nitrate Vulnerable Zone + Area of Priority Waters, Proposal out of proportion with current village footprint, Will create a village in two parts, Prospective buyers will be Londoners with no concept of village life- concern over clashing attitudes, Adding another junction on Coach Drive will create more danger,

Concerned with loss of countryside views, Original proposed site- better light, better drainage, Land currently poses as a belt between A20 and Hothfield, Addition of a Café- far from villagers wants → urbanisation of the village, Safety of pedestrians using bus stop, Noise pollution, Contrary to NPPF on development of agricultural land, **"Hothfield [has]…only an average score on the sustainability matrix."** (Tenterden and Rural Sites Development Plan Document Issues and Options, 29 LDF Core Strategy Policy CS6, 6.19), It ignores all previous sustainability and capacity assessments for Hothfield.

General – smaller clusters of housing spread throughout village – ease infrastructure, recognise the need to provide social housing/potential dwellings for refugees, Southward facing houses should install solar panels, Feeling that Ashford has lots of other development going on and other sites are more suited for potential development, More suitable mix of housing comprising bungalows, first-time buyers properties, social/affordable housing (to help meet waiting lists) and larger detached homes – better meet needs of existing residents.

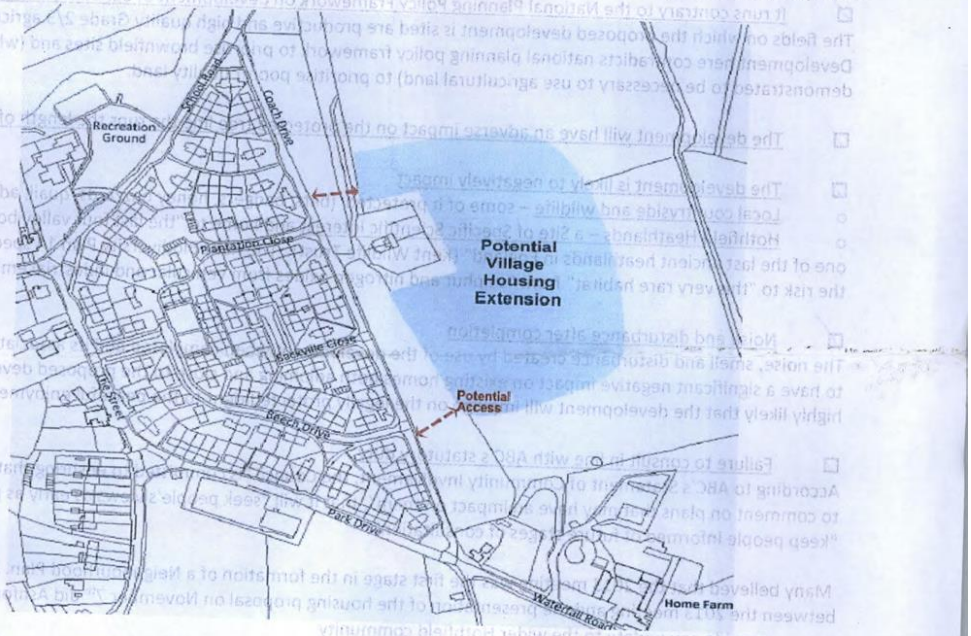
COPY of Hothfield objection form

HOTHFIELD DEVELOPMENT UPDATE

THE FACTS

On November 7, 2015 Hothfield Parish Council Chairman Larry Krause presented a proposal from Ashford Borough Council (ABC) to build around 70 'executive' homes on the agricultural land parallel to Coach Drive owned by John Coles. A rough map of the relevant area is provided below for those who were unable to attend the meeting.

According to the Ashford Borough Council Planning Officer present at the meeting this is potentially "the first stage in Hothfield's evolution". Ashford Borough Council has agreed to return to Hothfield to host a 'Drop In' at the Village Hall on **Saturday January 23rd 2pm – 4pm** to answer individual parishioners' questions about the proposed development.



WHAT CAN I DO IF I WANT TO OBJECT?

YOUR OPINION MATTERS. THE PROPOSAL IS NOT YET A 'DONE DEAL'.

However, Ashford Borough Council has made it clear that **only feedback in writing will be taken into account in the planning process. All feedback must be received by January 31st.**

1. You can write by email to ABC at **planning.policy@ashford.gov.uk**.
2. There will be forms provided at the Village Hall on Saturday 23rd at the drop-in.
3. I have put together a draft objection letter on the other side of this page. Tick the points you agree with, write your name and address and drop the completed letter to the Village Hall on Saturday 23rd 2pm – 4pm .

If you would like an email version of the letter to send to the Council please contact me at [redacted]

January 2016

Dear Ashford Borough Council,

I object to the proposed residential development in Hothfield alongside Coach Drive on the following grounds:
(please tick the statements you believe are important or relevant):

☑ Highway Safety, Traffic Generation and Parking:
Coach Drive and Waterfall Road already have significant issues with Highway Safety and road capacity due to the volume and speed of traffic on single lane roads. Coach Drive is already constrained by limited parking. The development is likely to significantly worsen these issues and drive increased traffic onto other roads (eg The Street and Park Drive)

☑ It runs contrary to the National Planning Policy Framework on development of agricultural land
The fields on which the proposed development is sited are productive and high quality Grade 2/3 agricultural land. Development here contradicts national planning policy framework to priortise brownfield sites and (where it is demonstrated to be necessary to use agricultural land) to prioritise poorer quality land.

☑ The development will have an adverse impact on the protected tree line the runs the length of Coach Drive.

☑ The development is likely to negatively impact
- Local countryside and wildlife – some of it protected (bats, badgers, honey buzzards, quail, adder, grass snakes)
- Hothfield Heathlands – a Site of Specific Scientific Interest and home to "the last four valley bogs in Kent and one of the last ancient heathlands in England" (Kent Wildlife Trust). The Kent Biodiversity Plan 14 specifically highlights the risk to "this very rare habitat" from "sulphur and nitrogen oxides from vehicular and industrial emissions".

☑ Noise and disturbance after completion
The noise, smell and disturbance created by use of the development when completed and its associated traffic are likely to have a significant negative impact on existing homes both adjoining and close to the proposed development. It is highly likely that the development will impinge on the legally protected right to the peaceful enjoyment of our home.

☑ Failure to consult in line with ABC's statutory duty
According to ABC's Statement of Community Involvement, the Council "is committed to ensuring that everyone is able to comment on plans that may have an impact on them", that it will "seek people's views as early as possible" and will "keep people informed of future stages of consultation".

Many believed that the 2013 meeting was the first stage in the formation of a Neighbourhood Plan. At no point in between the 2013 meeting and the presentation of the housing proposal on November 7th did Ashford Borough Council
- provide any update to the wider Hothfield community
- explain in any respect what the next steps following the initial consultation might be
- support community involvement by explaining what options existed for the Parish to work with ABC to ensure that both the needs of the Local Plan and the needs of the village meeting might be incorporated together.

Other reason/s (please write in the space below)

_____

_____

NAME: [redacted]

ADDRESS IN HOTHFIELD: [redacted]

WITTERSHAM

Evening – Workshop 'Drop-in session' on Shortlisted Sites of IO6 – Land at Stocks Road and IO7 – Land adjoining the North East of Jubilee Fields

Held on Thursday 19th February 2015

Summary

This second workshop took the format of a drop-in session and ran for an hour and a half in the evening of the 19th February. Around 20 parishioners attended the event. ABC received 10 comments the key issues of which are set out below.

Much concerns in relation to drainage and traffic speeds through the village.

Access

- Concern about traffic turning into and out of potential access road to Site I06.
- Safe access needed onto main road.

Traffic

- Speeding traffic along main road.
- 30mph signage out of village would be essential.
- People ignore 30mph signage through the village.
- Traffic calming measures needed each end of the village (similar to Lamberhurst).

Drainage & Sewage

- Would want assurances that drains are replaced by standard size pipes to allow proper consideration of current difficulties in the removal of waste and rainwater.
- Current pipes are insufficient.
- Storm water enters the same system as sewage. Not uncommon for drains to be full to a point where unable to flush toilets, have showers, until level goes down.
- Water pressure not good at the moment.

Amount and style of development

- Impressed with developers of Stock Road site and willingness to engage with community in considering different types of development.
- Wittersham expanded considerably in last 40 years, large development is excessive.
- No point living in a village if it looks just like a town.

Services and Facilities

- Concern about capacity at local primary and secondary school, doctors, and bus services.

Other

- AONB issue

- Parking for at least 2 cars and gardens.
- Footpaths linking development to the village needed.

WOODCHURCH

Attendance at Parish Council Meeting held on Friday 27th February 2015 in Woodchurch Memorial Hall Annexe

Woodchurch Parish Council Notes of Meeting

Mr Cole explained his position within ABC and the site submission process.

The following sites have been short listed to be advanced to the next stage of consultation:-

WS25, 26 and 29 - Lower Road Sites

WS27 - Land to the South of Rectory Close

WS28 - Land between 82 and 120 Front Road

WS69 - Bournes Field (Land to the North of Bournes Place)

These sites are not proposed to be a definitive list of Local Plan site allocations at this stage. The final list of proposed site allocations to be included in the new Local Plan will not be determined until next year as Ashford Borough Council still has a number of assessments to apply to the remaining sites.

Mr Cole explained that certain criteria, specific to Woodchurch need to be met before a site will be included within the local plan for development in the village.

Residents were invited to write or email ABC with their concerns regarding the sites submitted. He apologised that a resident had not received a reply to a recent communication.

Previous comments made by residents will be taken into account by ABC when determining suitable sites for development.

In due course a sustainability appraisal will be carried out on all sited across the Borough and the most deliverable sites will be included in the local plan.

The Local Plan will look to see whether sites not suitable for general development would be suitable for local housing.

With regard to sites included in the current local plan that have had applications submitted and refused, Mr Cole said that ABC would have to have a very good reason to de-allocate a site.

Guidelines will be set out for those sites to be developed and these will be agreed with the parishes.

Information regarding the site submission process is available on the ABC's website.

It was suggested that the Parish Council should arrange a public event in the form of a workshop to enable further discussion with ABC around the issues associates with the short listed sites. Mr Cole said he would be happy to facilitate this.

Once the draft local plan is produced, everyone will have the chance to comment on the content.

Comments from residents included:-

All agencies should be included before a decision on whether to include a site is made.

The members of the Parish Council should knock on doors and offer advice to residents personally affected by these developments.

More details are needed on the proposals put forward – number of houses etc.

Mr Cole said that it is unlikely that the number of houses proposed for a site would increase.

In response to a question about the number of homes the council are proposing for Woodchurch, Mr Cole said there is no prescribed number. ABC will look at all sites submitted across the Borough and the most suitable will be included in the Local Plan.

Comments from the Parish Council included:-

Residents were asked to look at response to the consultation which is available on the website.

The Parish Council would like to know the scoring criteria and any other information used by ABC to determine the suitability of a site. Mr Cole said this would be available at a later stage.

The Parish Council clearly stated, in its response to the consultation last year, that the parish wanted no more development that the expected normal annual growth.

Summary of individual responses subsequently submitted to Ashford Borough Council

Total of 5 individual responses received

WS69 Bournes Place: Access is a problem – Bournes Place not in same ownership, increase in traffic through Bournes Place, road narrow with sharp blind bends, noise and potential dangers during building – lorries etc enter and leave Bournes Field through Bournes Place, reduce the value of properties, too many

developments already in Woodchurch – how can more be warranted or justified, impact on infrastructure - roads, utilities, explosion of housing in Ashford with Chilmington Green 5,750 and Kingsnorth 750 – enough is enough, if requirement should be low cost, affordable housing for local people and situated close to where services can be increased – good example is Bridge Close, village school and surgery at full capacity, 4/5 bedroom luxury properties – not sure village require any more of this type of housing, not necessary and will not provide for the village in anyway now or in the future as a suitable site for social/low cost housing, two or three detached houses/bungalows in keeping with the same design as the barn.

WS25 Lower Road: Access issues – road is heavily used and narrow with parking on both sides, additional traffic likely to cause further problems.

WS27 South of Rectory Close: Approached over residential roads – will not easily cope with increased traffic, Rectory Close under intense pressure morning and afternoon – school drop-off.

WS28 Front Road: Access onto Front Road is potentially hazardous – may lead to additional car parking on the road at a point where there is a bend, village not obliged to accommodate any further development - none of the sites should be included, sewerage system at full stretch, primary school full, proposals driven by commercial motives rather than wish to to improve the constitution of the village accommodation.

Housing Site Submission consultation meeting held on Thursday 22nd October 2015 in Woodchurch Memorial Hall Annexe

Woodchurch Parish Council Notes of Meeting

NOTES FROM PUBLIC MEETING WITH MR SIMON COLE

Mr Woods opened the meeting and introduced Mr Simon Cole, Planning Policy Manager at Ashford Borough Council and explained the process so far.

UNDERSTANDING HOUSING SUPPLY TARGETS

Mr Woods asked Mr Cole to explain the key issues with regards to housing supply targets as the question often arises “Why do we need more houses when 6000 are being built at Chilmington Green and other sites around the Borough”?

Mr Cole explained that it was decided in 2011, at the start of the process of producing the Local Plan, to run from 2011 – 2030 and following the production of evidence of an objectively assessed housing need which assessed natural growth, migration etc, that Ashford Borough needed 14,500 extra homes. This was reviewed in 2015, following developments that had taken place between 2011-2015 and the

figure is now 13,000. Eighty five percent of these houses will be built in and around Ashford, leaving 15% to be built in the surrounding villages.

Ashford Borough Council does not want to impose development on villages that do not want it and so is striving to work with parishes to look at the advantages and disadvantages of each site with a view to finalising up to 2 sites per settlement. There are no preconceived ideas. Each site is being looked at on its own merit and a broader view being taken across the Borough of villages that might not have had an increase in their housing stock for some time. It is possible that some parishes might have sites imposed on them that they do not want, whereas others may not have any sites included at all.

ABC is very conscious of land supply and the need to demonstrate to the Planning Inspector that it can provide the land required.

A number of sites that were put forward were not included in those accepted for consideration because they did not meet the objectives.
ABC hopes to have the next draft of the Local Plan available by Easter 2016 and following publication there will be a 6-8 week consultation period across the Borough.

The question of affordable housing was raised and Mr Cole reported that his is a difficult area as starter homes are now considered affordable housing and Government policy is not very clear. The need for local needs will be cross subsidised with local demand.

COMMUNITY NEEDS

Following the report by Mr Stafford, please see attached, Mr Cole agreed that the policy for WOOD 1 was not clear enough and in future such policies should be more specific to allow ABC and local communities to work together and supply evidence of housing need and the type of housing required to the Planning Inspector when required.

It was agreed that Planning Control and Building Control differ, meaning that an application for a 2 bedroom bungalow can be permitted and the bungalow turned into a 4 bedroom home at a later date.

INFRASTRUCTURE

The infrastructure in Woodchurch was discussed and the problems with water, sewage, parking, lack of A roads through the parish, low broadband speeds and poor mobile phone signal highlighted and discussed.

Residents would not like to see urbanisation in the form of double yellow lines.

It was pointed out that sometimes development can help to resolve some of the above issues.

HOUSING SITE SUBMISSIONS – BENEFITS AND RISKS TO THE VILLAGE

Mr Woods reported that the committee had looked at a range of issues and these were discussed and possible ways of mitigating the risks put forward. The committee's findings can be found in detail in their report of July 2015

ABC FACILITATION OF NEIGHBOURHOOD PLANNING AND COMMUNITY LAND TRUST DEVELOPMENTS

Mr Woods expressed concern that the residents feel that the power regarding potential development rests with the land owners and developers and they would like to wrestle this control back.
Mr Cole advised that a Neighbourhood Plan or Community Land Trust could be the way forward.

There are currently 5 Neighbourhood plans in production in the Borough and Mr Cole suggested that the Parish Council contacts Bethersden Parish Council for advice. ABC will help where it can with regards to funding.

There are no Community Land Trusts in the Borough and it was suggested that advice be sought from Rural Kent or farther afield if necessary.

The proposed development WOOD1 has failed to materialise, because the housing mix ie. the types and sizes, has never been clearly defined and the proposals to date have been refused as unsatisfactory. Therefore, I have been asked by the Chairman of the Housing Sub-Committee to look at these WOOD1 submissions in relation to our Community Needs, to see if there are lessons to be learned to ensure this does not happen again.

Briefly WOOD1 received endorsement from the PC because it was intended to embrace community needs which were initially identified in the 2004 Village Plan as a shortfall in one, two and three bedroom dwellings. This requirement is buried in the preamble to WOOD1 on the basis that ' a mix of terraced and semi-detached properties here would create an interesting contrast.'

However, as far as the Developers were concerned, since there was no specification for the housing mix, they felt free to make their own interesting contrast. This is where housing mix and numbers of houses became inextricably intertwined. The PC thought it would get a modest development of up to 10 small dwellings. The developers saw the opportunity to exploit the site for 10 large executive houses. What was ignored was that 10 large dwellings and their associated infrastructure cannot readily be accommodated on this site, because of local factors such as the elevated site, the blind bend and overspill parking on to Front Road, sewage problems, SUDS and the fact that this is a strip development with difficult access to the road.

When the first proposal went to Appeal, the Appellants case was rejected on the grounds of the scale mass and bulk and over-development. In addition to the latter, and this is a key point, ABC had also refused planning permission because the mix failed to meet local housing needs. However the Inspector noted that the Borough's development plan lacked any indication of the types and sizes of dwellings required, merely referring broadly to the then national policy CS13. This lack of definition was seized upon by the developers in pursuance of their freedom to build whatever they wanted.

The second proposal by a different Developer followed the same line of the 10 large houses, as he knew there were no constraints on types and sizes. This again went to Appeal, but it was withdrawn at the eleventh hour. Currently therefore we are no further forward that we were in 2004 and WOOD1 as it stands appears not to be deliverable.

I have summarised briefly what went on but what are the conclusions.

- It is essential that any future development in Woodchurch is clearly defined in terms of the numbers types and sizes of dwellings required, so that what is delivered is what is written on the tin. Mr Cole told us at the last meeting that in terms of general marketing housing it was not possible to specify details. However, the Appeals Inspector disagreed and drew attention to the statement in the NPPF that local planning authorities should ' identify the size, type, tenure and range of housing that is required in particular locations. Mr Chairman we should request ABC to follow these instructions implicitly.

- We need more transparency about what is being proposed for Woodchurch. Last time we were left running from behind and this must not happen again.

Report by Mr C Stafford

Summary of individual responses subsequently submitted to Ashford Borough Council following this event

Total of 1 individual response received

WS25 Lower Road: is in a Conservation Area – should be preserved for enjoyment of wildlife and people living and visiting rural areas, 'green heart of the village' something villagers want to protect, if approved then no building to be allowed in rear field beyond natural tree line, stipulation of small linear development fronting Lower Road – would not encroach too much on rural outlook, tranquillity and wellbeing, big strain on village infrastructure, proposed building on this land was refused many years ago on grounds of conservation area and green heart of village would be lost.

Appendix E: Green Corridor Consultation Event

Invitations:

Planning & Development

Ask For: Carly Pettit

Email: carly.pettit@ashford.gov.uk

Direct Line: (01233) 330 638

ASHFORD BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford, Kent
TN23 1PL
(01233) 331111
www.ashford.gov.uk
Twitter: @ashfordcouncil

Date: 3rd June 2015

Dear

Invitation to Ashford Green Corridor Action Plan Review Workshop

The Green Corridor is a connected network of largely green open areas that are predominantly located alongside the Great and East Stour rivers which flow through Ashford's urban areas. These riverside areas have remained largely undeveloped, due to being mainly within the flood plain, and provide a unique opportunity for improving the quality of the urban environment and for establishing green links between the town centre, urban areas and surrounding countryside through a network of cycle and footpaths.

Much of the Green Corridor is also designated as a Nature Reserve or Local Wildlife sites. However, all of the green corridor area is extremely valuable for wildlife. In addition to the rivers and riversides, the green corridor includes woodlands, orchards, ponds, lakes, nature reserves, meadows, play and recreation spaces and is an important part of community space.

The Action Plan sets out the future strategy for the enhancement and development of the Green Corridor which the council designated in 1996. It seeks to raise the profile of these important green and blue riverside and green areas by protecting and enhancing them, whilst looking for ways to improve and extend the provision, ensuring a green and sustainable future for the town.

The Council is now preparing a Local Plan to 2030, and as part of this are updating the Action Plan and the policies, with assistance from Kentish Stour Countryside Partnership (KSCP) who manage the Green Corridor. In addition to this, some potential areas of extension to the designation have been identified. These are mainly around Conningbrook, Singleton and Kingsnorth.

It is hoped that the contents of the revised Action Plan will enable full advantage to be made of the riverside and green spaces in Ashford, along with protection and enhancement, by guiding the actions of all those involved from the public, private and voluntary sectors. We would like to invite

you to a workshop to discuss the emerging actions, projects and potential extensions, to gather feedback before finalising the new document.

The workshop will be held on Tuesday 21st July at Singleton Environment Centre from 9.30am to 12.30pm.

Places are limited, and therefore we would ask that you reserve you place as soon as possible, and that numbers of representatives from each organisation/department are kept to a maximum of 2. Please respond to Carly Pettit (details above). A full agenda will be sent out once delegates are confirmed.

Yours faithfully,

Richard Alderton

Head of Planning and Development

Invited Participants:

Assistant Street Scene and Open Space Manager	ABC
Nature Conservation and Tourism Officer	ABC
Policy & Performance Manager	ABC
Arts and Cultural Industries Manager	ABC
Partnership Officer	Kentish Stour Countryside Partnership
Partnership Manager	Kentish Stour Countryside Partnership
Planning and Policy Officer	Kent Wildlife Trust
Catchment Co-ordinator East Kent	Environment Agency (& Ashford Water Group)
	Natural England
	Natural England
William Moreno	Kent Nature Partnership
	Sustrans
Project Officer	The Conservation Volunteers (environment centre)
Kent Heritage Trees, Education & Youth Officer	The Conservation Volunteers (environment centre)
Chair	Kent Countryside Access Forum (KCAF)
TBC	Kent Countryside Access Forum (KCAF)
TBC	Kent Countryside Access Forum (KCAF)
Conningbrook Lakes Country Park Nature Conservation Community Warden	Kent Wildlife Trust
East Kent Area Officer | Public Rights Of Way & Access Service	KCC
British Horse Society	
Cycle Paths and PROW officer	KCC
Biodiversity Officer	KCC
Landscape Officer	KCC
Green Corridor Volunteer Group	South Willesborough and

	Newtown Environment Group (SWANEG)
KSCP Volunteer	Friends of Bybrook Nature Reserve
Volunteer	Ashford Community Woodland
Green Corridor Volunteer Group	Singleton Lake Steering Committee (PC)
	Friends of Bybrook Nature Reserve
	Friends of Bybrook Nature Reserve
Parish Councillor	Kingsnorth Parish Council
Parish Clerk	Mersham & Sevington Parish Council
Community Forum Representative	South Willesborough & Newtown Community Forum
	Kennington Community Forum
Chairman	Kennington Community Forum
Parish Councillor	Great Chart with Singleton Parish Council
	Central Ashford Community Forum
	Central Ashford Community Forum
Chairman	South Ashford Community Forum
	Willesborough Community Forum
	Willesborough Community Forum
Portfolio Holder for Culture, Leisure and Environment	Ward Member for Great Chart with Singleton North
Lead member for Culture, Environment and Leisure	Ward Member for Norman
SWAN Group and River Stour Internal Drainage Board - Council Representative	Ward Member for South Willesborough
Leader of the Council. Chair of Local Plan and Planning Policy Task Group	Ward Member for Charing
	Ward member Stour
	Ward member for Aylesford Green
	Ward member for Weald East
	Ward Member for Singleton South

Agenda

Ashford Borough Council - Green Corridor Action Plan Workshop – 21st July

9am – 12.20pm Singleton Environment Centre

For Directions and Venue information: http://www.tcv.org.uk/singleton

AGENDA

9am – 9.30	Tea/Coffee Reception
9.30	Welcome and introduction
9.40	Presentation from Kentish Stour Countryside Partnership (KSCP)
10.00	Presentation from Barrie Neaves, Environment Agency (EA),
10.10	Presentation from Ashford Borough Council
10.40	Break out session - opportunity to discuss, make comments and leave feedback on draft proposals for the Green Corridor moving forward, in an informal way (there will be refreshments available at 11am)
11.40	Feedback by ABC , alongside next stage of process discussion
12.00	There will be further opportunity for people to stay and make additional comments/discuss issues with others or take comment forms away
12.20	Close

(There is a café on-site for anyone wishing to purchase lunch)

Attendees:

Attendees	
Name	**Organisation**
Ruth Childs	Kent County Council
William Moreno	Kent Nature Partnership
Faye Faiers	KCC PROW
Brenda Hedley	Kenardington PC
David Brown	North Willesborough Forum
Bob Shrubb	South Ashford Community Forum
Rob Kilkie	SWAN Group Com. Member
Cllr Jenny Webb	ABC (Norman Ward)
Guy Wilson	North Willesborough Community Forum
John Bridle	Kent Countryside Access Forum (Chair)
Anne Rolfe	KCAF Equestrian Access
Theresa Trussell	BHS Access (Equestrian) E. Kent
Matt Mordaunt	Kentish Stour Countryside Partnership
Cllr Kate Hooker	Aylesford Green Ward
Diane Comely	KSCP
Jon Shelton	KSCP
John Clayton	Ashford Community Woodland
Hilary Moorby	Kingsnorth PC
Vanessa Evans	Kent Wildlife Trust
Ann Davies	ABC - Street Scene and Open Space Manager
Emily Neighbour	Central Ashford Community Forum
Jonathan Dance	Central Ashford Community Forum
Christine Green	Central Ashford Community Forum
Chris Morley	Kennington Community Forum
Vicky Aitkenhead	Connningbrook Lakes Warden
Angus Willson	Great Chart with Singleton Parish Council
Bill Barrett	Ward Member Singleton South (ABC)
Terry Jones	ABC - Nature Conservation and Tourism Officer
Cllr Jessamy Blanford	Lead Ward Member for Environment and Culture
Richard Alderton	ABC - Head of Planning and Development
Daniel Carter	ABC – Principal Policy Planner
Carly Pettit	ABC – Policy Planner

Consultation Feedback

Which section / proposed action does comment apply to?	***Agree/Disagree or something missing from action plan?***	***Additional Information***
A4	I would like to see the establishment of a "Friends of the Little Burton" group.	Key issues:- Tackle the litter problem; Survey condition and location of litter bins; Install vandal proof bins at strategic locations; Friends to organise regular litter and rubbish removal working groups.
A4	Improve/continue cycle/footpath on Little Burton. Enhance Transport routes	The path stops at the railway arch at present. Could this be continued with the permission of the factory? (It is part of cycle route 18)
A4	Local Involvement. Education	Could there be a school liason officer to try and involve school children in maintenance, litter picking? If children are involved they may well be less inclined to do damage/ drop litter.
General Comments		The formation of a Rivers Trust for the Stour would seem beneficial for promoting the AGC and is something that should be achieved.
		How does the action plan allow for encouraging increased use of the Green Corridor? All the proposed enhancements and initiatives for the environment and public access are fine but they will not necessarily increase public awareness and participation.
		No consideration at all for provision of recreational activities such as angling, equestrian uses or any new or alternative activities.
		Need a list of priorities for the AGC when it goes to public consultation, also an indication of timescale for projects would help to install element of reality and encourage greater participation and activity by general public.
	"Provide areas for recreation and active sport"s and "Enhance pedestrian and cycle routes through the town for recreation and commuting away from traffic"	**(Summary of response)** No consideration seems to have been given to including horse riders in the Green Corridor. Also horse riding and carriage driving facilities earlier included around the periphery of the town seem to have mostly not materialised. As roads become busier horses are increasingly in danger and a danger to other road users so traffic free routes and "behind the hedge" paths are very important. A safe equestrian route through or around Ashford would provide a link between many stables south of the town and the quieter lanes, byways and bridleways to the north. Allowing horses to use National Cycle Route 18 would be satisfactory unless any bridges are too narrow or underpasses too low. Alternatively (or additionally) a safe route round the south and east of the town from Great Chart to Highfield Lane might be created using existing bridleways, perhaps some upgraded foothpaths

		and wide verges or "behind the hedge" paths. These historic but by no means obsolete forms of transport, recreation and exercise should not be ignored.
All the rivers		Secure rubbish bins are needed in all sections of river with road/ pedestrian access, which must not be allowed to overflow. Foxes and gulls pull rubbish out if they can reach it.
A1	River clearance	Since the closure of East Hill nightclub it would be an ideal opportunity to clear the river of discarded bottles and cans from behind the building.
A1	New opportunity	Area of South Park between Mill Court & North School used to be a gravel extraction area, it would be lovely to see a permanent water amenity space ie. boating pool. The proposed closure of the play area would be a good way to mitigate the loss of amenity space.
		I hope plans are included to deal with the fly grazing issues on parts of the green corridor. Images of starving horses, sometimes dead, is horrendous.
		Biodiversity of the River Stour concerns me, as Ashford develops and the amount of water/ effluent that will need to be dealt with. CPRE reported there is a serious threat to the Stour.
C5-C8	Aylesford Green - Enhancement Proposal	New trees among Bentley Road - will these trees block the view of residents in Bentley Road? Cycle way - where is this intended to be and how will it join up to other cycle routes?
C4 / C4b		As a local resident I would strongly recommend that 'The Spinney' is added to the green corridor to protect it from development.
B1-B5 Rotational bank cuts	Additional action required at start of process	Predominant species are very fastly growing. Action may be needed to inhibit growth. Need to ensure greater visibility of river from foot/cycle path.
B2 Tree planting	Need to ensure that visibility of river is not impeded	Location and species need to be co-ordinated with other bank side vegetation to increase visibility of river from footpath. Also need to be aware that bund is artificial and risk of tree roots damaging structure.
B1		Action required to force owners to clear litter from banks.
C2	Asda Path	Concerned that local business don't seem to be involved in the scheme. Asda for example have many of their trollies in the river and many of their discarded products deposited nearby and no litter bins provided. The growth

		at side of the paths need trimming back on a regular basis.
A4, A5	Better connections	Little Burton Farm ??? drops abruptly at railway/Willesbrough Road. Footpath and cyclepaths need to connect with Conningbrook Lake and remove pschological barrier of roads and railways. Consider including Conningbrook Lakes in green corridor.
A4, A5	Accessibility	Attention needs to be given to accessibility eg. branches at regular intervals (tree trunks?), level access, informative signs, direction signs to adjacent areas.
	Overall	ABC should consider funding apprenticeships specifically for green corridor, to improve long-term community engagement, employment prospects, economic health.
A3	Litter issue	Kinney's Lane entrance to Ashford Rugby Club and sewage works receives a lot of litter. Could bins be placed there? Could bollards be put up to deter lorries parking which exacerbates the litter problem.
		The lane to the left of the Harvester which continues to the entrance of Eureka Park also has a lot of litter, especially from the fast food outlets. Black bags are sometimes dumped by the sub-station, could litter bins also be placed along here?
A3	Litter issue	Bybrook local wildlife site - problems here as well. If the fence was better maintained ie. holes mended, there would be less.
B6	Agree	The North field (the green field below the Wyvern School) should be protected from development for 3 main reasons:- 1)It is a recognised minor flood plain with a river adjacent to it; 2)It has a recreational amenity function for local residents as the only large green field for ball games and dog walking in the local area; 3) The Parish Council of Great Chart and Singleton (alongside KSCP) have ambitions for a potential meadow and/or recreational facilities on the field. Thus it has a varied role to play within the Singleton Lake complex.
A5 Footpath access along river	Missing link	The cycle route takes a great sweep to avoid the private land of Giviudan and farmland A5 and it is mostly on unsuitable roads. Good footpath access would overcome the barriers of the motorway and railway.
West edge of wing B	See attached map with comments	The existing community woodland and 'new' allotments could be incorporated immediately. The "tree belt" proposed by the developers should be a significant woodland not just a tree line. This needs to be a major arc of the biodiversity map and "green corridor"
Wing B but urban area		The smaller spaces within the urban area of Singleton need protecting and they do link up by footpaths. Many of these spaces are poorly maintained.