Ashford Borough Council

Settlements Matrix

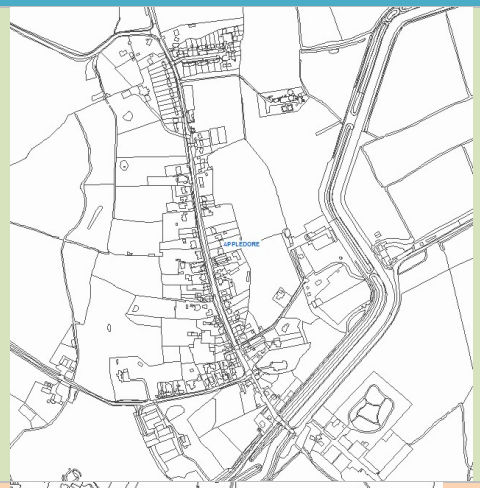
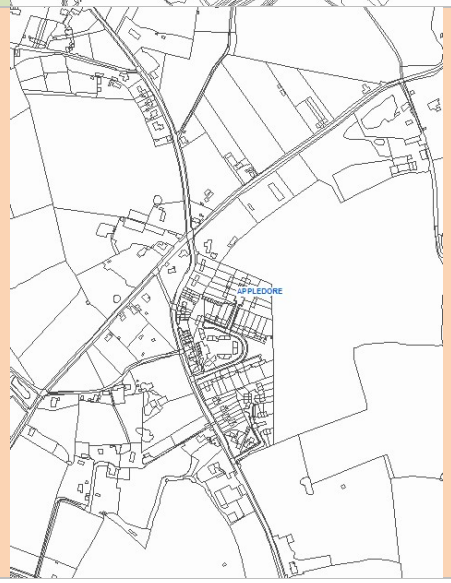
Main Modifications to Ashford Local Plan 2030

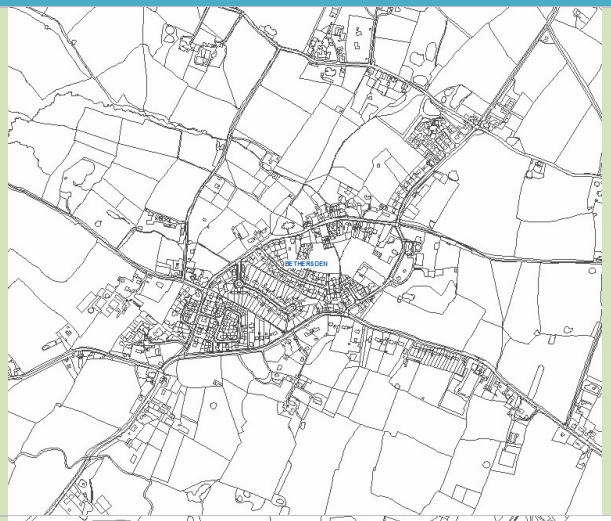
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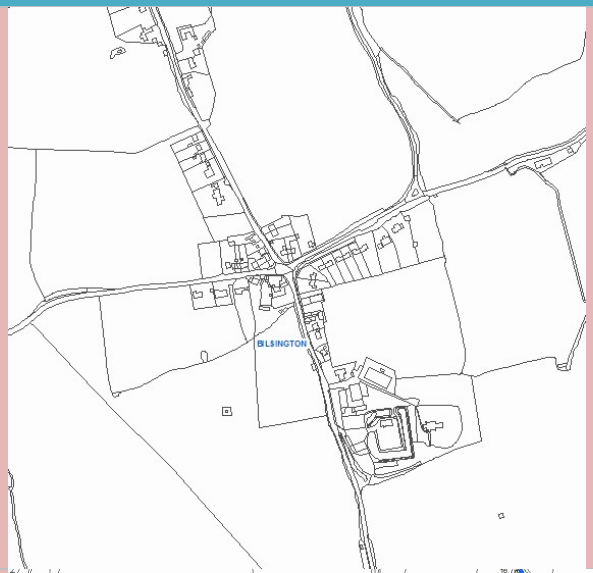
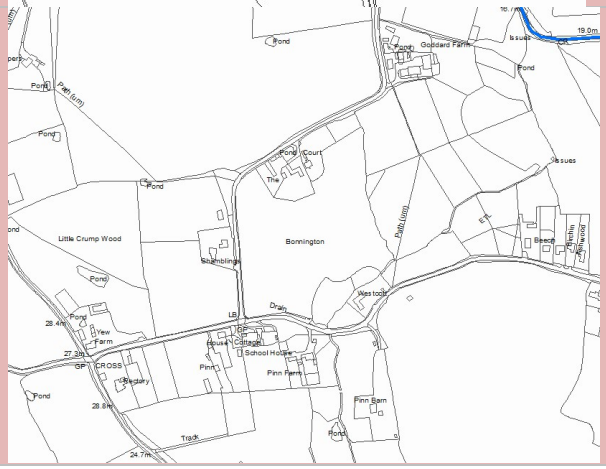
AUGUST 2018

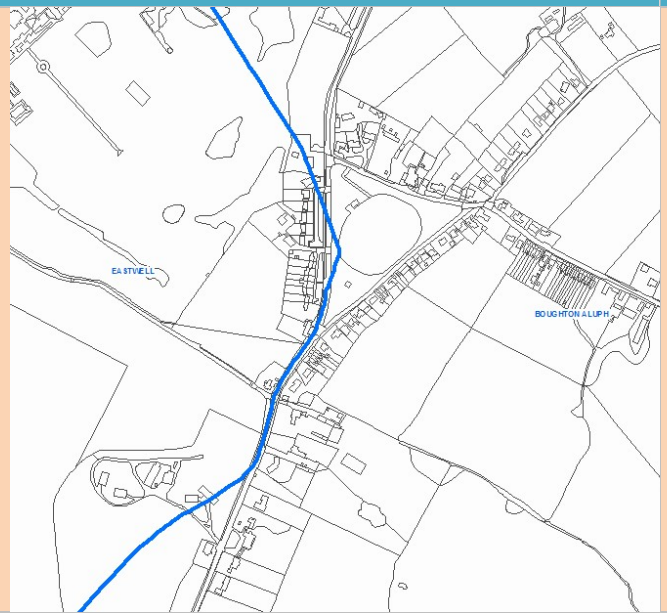
The following sets out the assessment of settlements in the Borough to inform proposed main modifications to policies HOU3a and HOU5 of the Ashford Local Plan 2030.

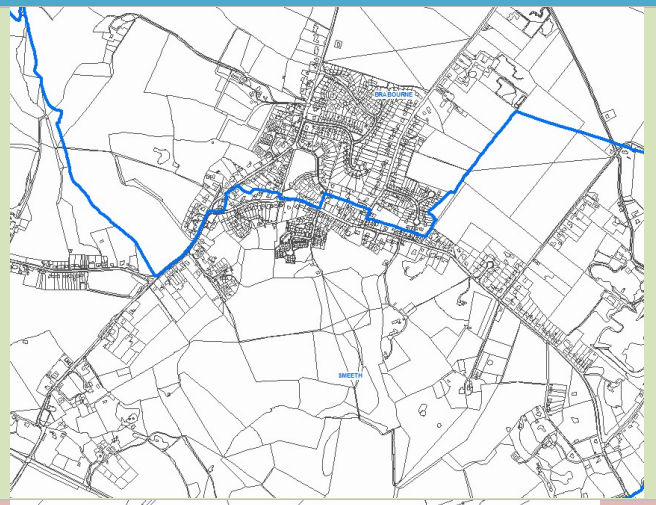
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Aldington	Yes	Yes	Shop, School, Village Hall, Recreation ground, PH, eco centre	--		Range of services in large village Mixed settlement pattern with opportunity for infill and edge of settlement growth in a settlement of this size this would be sustainable. HOU3a and HOU5 suitable

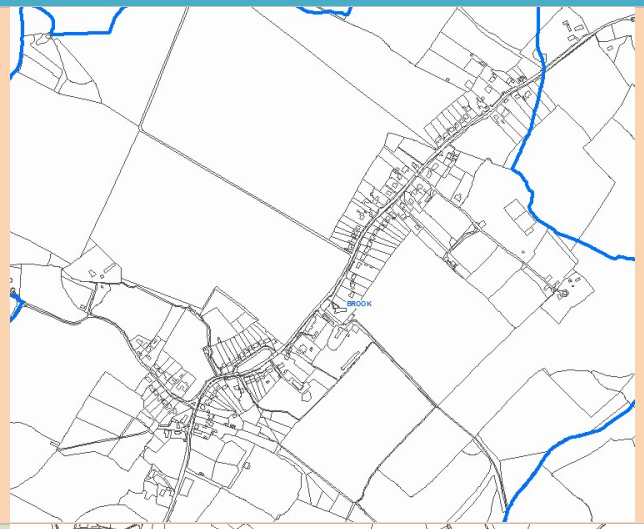
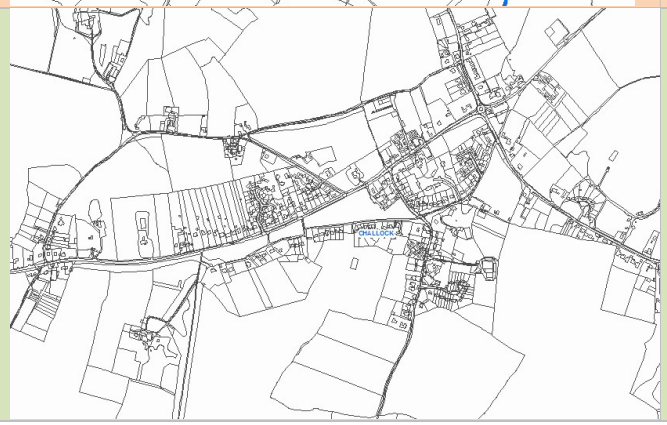
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Appledore	Yes	Yes	Shops, Tea room, Church, recreation ground, Train Station (not In village centre)			Range of services in village Mostly linear but a mixed settlement pattern with opportunity for infill and limited edge of settlement growth HOU3a and HOU5 suitable
Appledore Heath	No	Yes	Effectively part of Appledore – access to same services there but none of its own	Close Proximity to Appledore (only 300m between them)		Settlement with no services but very close proximity to Appledore. Restricted edge of settlement opportunities but some infill could be achieved. HOU3a Suitable only

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Bethersden	Yes	Yes	Shop, school, village hall, PH, recreation ground	--		Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable
Biddenden	Yes	Yes	Shops, school, village hall, PH, recreation ground	--		Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable

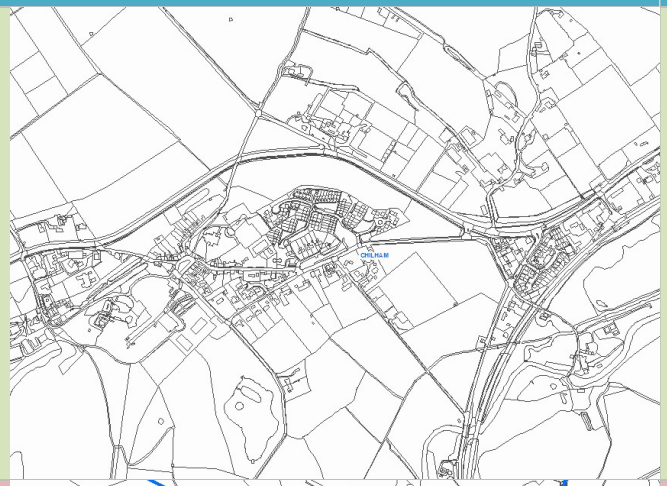
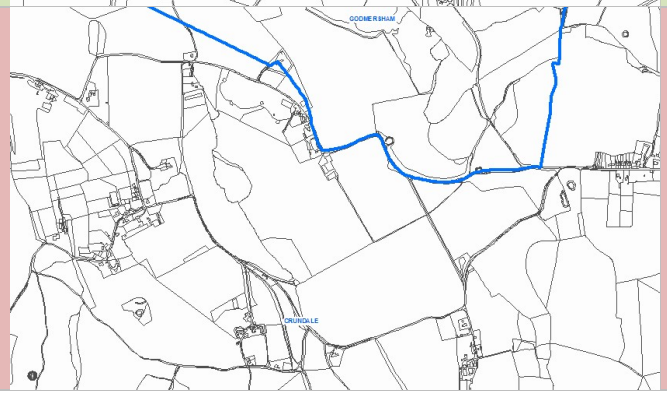
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Bilsington	No	Yes	White Horse PH, Village Hall	2.3 Miles to Hamstreet & 2.5 miles to Aldington.		Small settlement with few services. Settlement pattern around crossroads does not create suitable opportunity for infilling. Not suitable for inclusion in either
Bonnington	No	No	No services	1.3 miles from Aldington		Small settlement with no services. Settlement pattern does not create suitable opportunity for infilling. Partly in AONB. Not suitable for inclusion in either

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Boughton Lees/Eastwell (counted as one built settlement)	Yes	No	Church, Village Hall, Flying Horse PH, Cricket Club, Eastwell Manor Hotel	0.9 miles from urban edge		Linear settlement with services (no shops) but within reasonable proximity to urban area. Restricted edge of settlement growth due to AONB, Historic Park & and linear pattern around the green but some infill could be achieved. HOU3a Suitable only

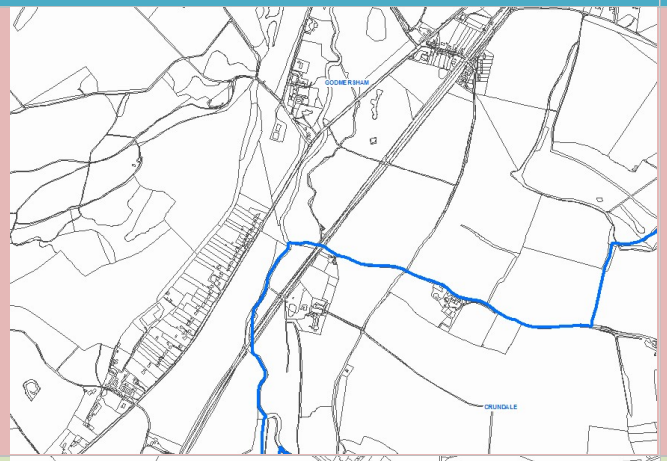
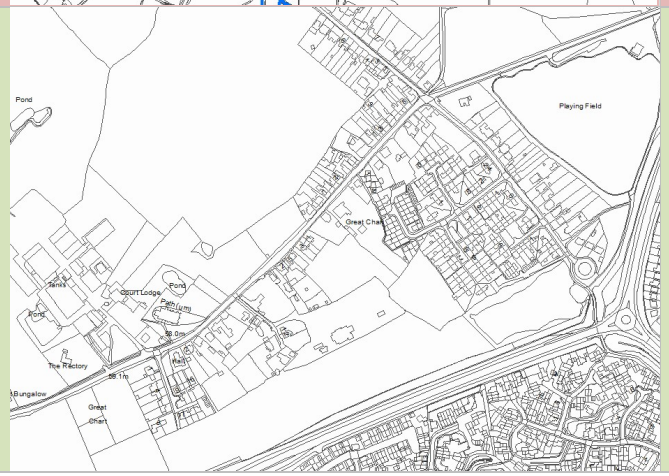
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Brabourne Lees/Smeeth (considered as one built settlement)	Yes	Yes	Shops, 2 schools, village hall, PH, recreation ground, church			Range of services in large village Mixed settlement pattern with opportunity for infill and edge of settlement growth HOU3a and HOU5 suitable
Brabourne	Yes	Yes	Village Hall PH			Small settlement with no services. Settlement pattern does not create suitable opportunity for infilling Not suitable for inclusion in either

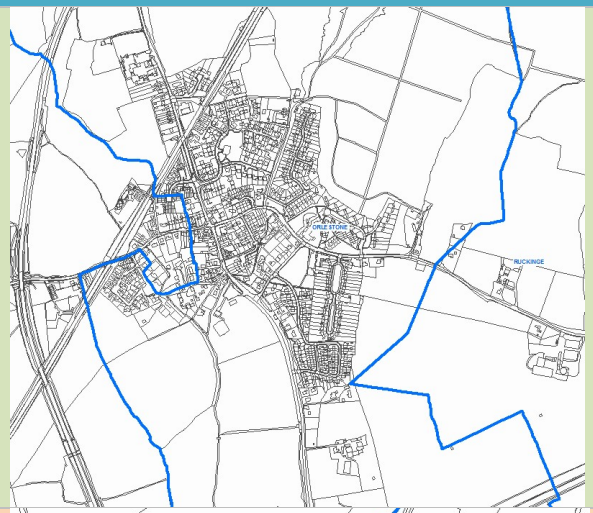
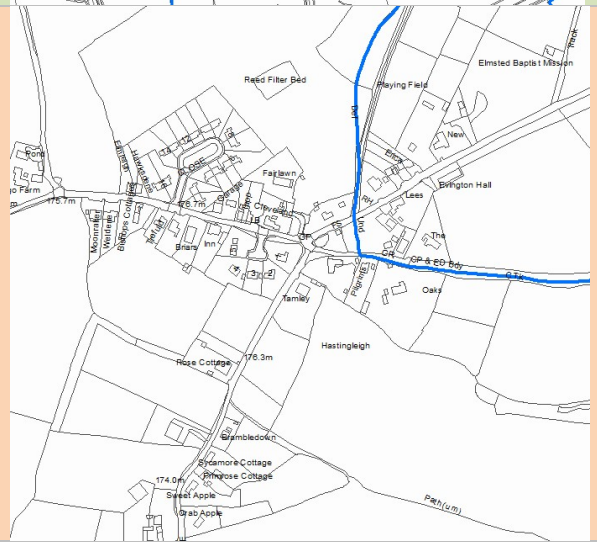
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Brook	No	No	Primary School, Religious buildings, Pub, Village Hall	2 miles to Urban edge – Willesborough and 3 miles to Wye		Linear settlement with services (no shops) but within reasonable proximity to larger village & urban area. Restricted edge of settlement growth due to AONB and linear pattern but some infill could be achieved in the current settlement form. HOU3a Suitable only
Challock	Yes	Yes	Shop, village hall, PH, recreation ground, school			Range of services in large village, Mixed settlement pattern with opportunity for infill and limited edge of settlement growth due to AONB location but due to settlement size this would be sustainable. HOU3a and HOU5 suitable

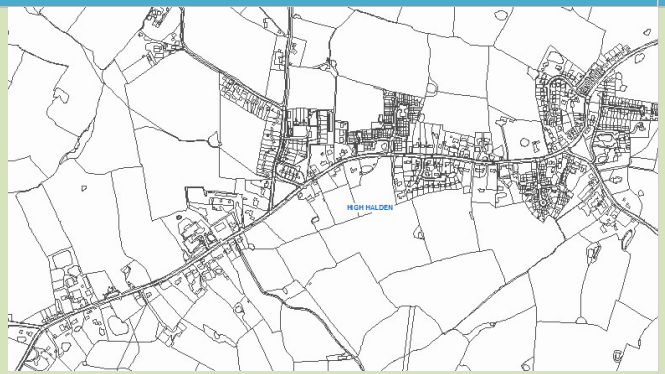
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Charing	Yes	Yes	Variety of Shops, school, train station, GP surgery, recreation grounds, village hall, PH, church			Wide range of services in rural service centre with no national landscape constraints (AONB is adjoining). Mixed settlement pattern with opportunity for infill and edge of settlement development. HOU3a and HOU5 suitable
Charing Heath	No	No	Red Lion PH, Special education school, Bus stops, recreation ground, Village hall	Proximity to Charing – 1.3 miles		Small settlement with some services (no shops) but within close proximity to larger village. Some minor infill could be achieved in the current settlement form. HOU3a Suitable only

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Chilham	Yes	Yes	Variety of Shops, GP surgery, school, train station, recreation grounds, village hall, PH, church	--		Range of services in large village including train. Mixed settlement pattern with opportunity for infill and limited edge of settlement growth due to AONB location but due to settlement size this would be sustainable. HOU3a and HOU5 suitable
Crundale & Sole Street	No	No	Church, Sole Street has Compass Inn PH. Shares Village hall with Godmersham	Located between 2 large settlements of Wye (2.2 miles) and Chilham (3.5 miles)		Small settlement with no services. Restricted edge of settlement growth due to AONB and settlement pattern does not create suitable opportunity for infilling Not suitable for inclusion in either

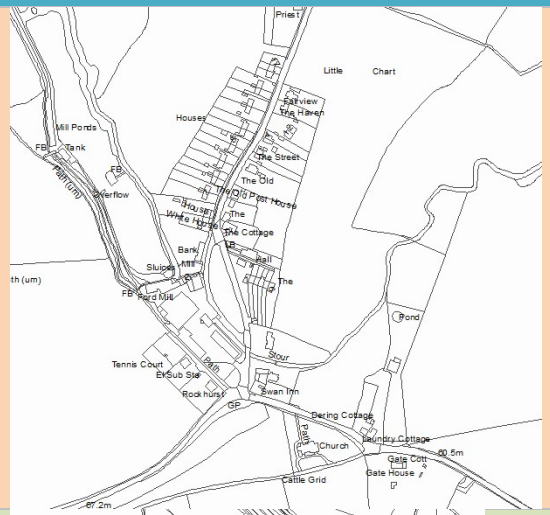
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Egerton	Yes	Yes	Variety of Shops, school, recreation grounds, village hall, PH, church	--		Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable
Egerton Forstal	No	No	Church, Queens Arms PH	1.2 miles from Egerton. 2.2 miles from Pluckley. Not ribbon development pattern		Small settlement with some services (no shops) but within close proximity to larger village. Minor infill could be achieved in the current settlement form. HOU3a Suitable only

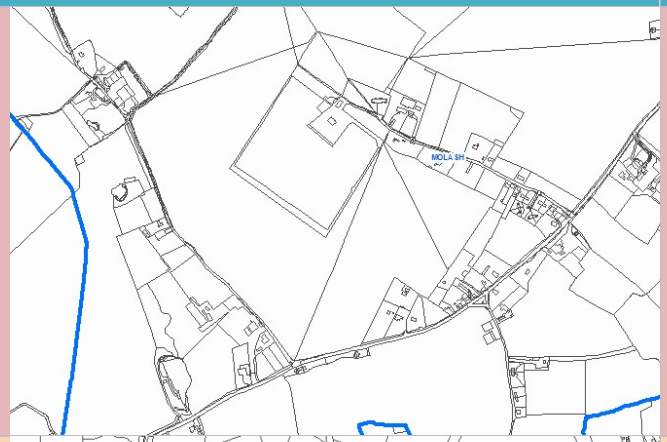
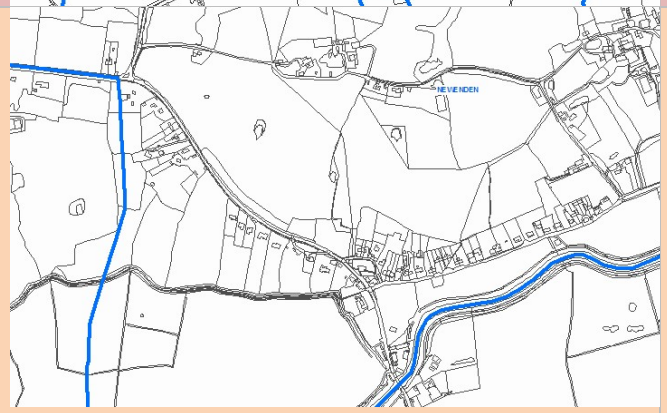
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Godmersham	No	Yes	Village Hall (shared with Crundale), Church,	1.8 miles from Chilham and 3 miles from Wye - on A28.		Small settlement with no services. Linear settlement pattern would not allow for infilling. Close proximity to a rural service centre and not within AONB Not suitable for inclusion in either.
Great Chart	Yes	No	Shops, PH, Church, Village Hall, Recreation and sports field	Adjacent to Ashford Urban Area.		Wide range of services in large village, close to urban area with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Hamstreet	Yes	Yes	Train Station, School, Shops, tea room, PH & restaurants, GP surgery, Church, Village Hall, Recreation and sports fields			Wide range of services in rural service centre with no national landscape constraints. Mixed settlement pattern with opportunity for infill and edge of settlement. HOU3a and HOU5 suitable
Hastingleigh	No	No	Village Hall (shared with Elmsted but in Hastingleigh), Public House, sports field, church, garage, recreation area.			Small settlement with some services (no shops) but within close proximity to larger village. Restricted edge of settlement growth due to AONB but some minor infill could be achieved in the current settlement form. HOU3a Suitable only

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
High Halden	Yes	Yes	School, Shop, PH & restaurants, Church, Village Hall, Recreation and sports fields			Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable
Hothfield	Yes	Yes	Shop, PH, Church, Village Hall, Recreation and sports fields			Range of services in village. Mixed settlement pattern with minor opportunity for infill but limited edge of settlement growth (taking into account SSSI) in a settlement of this size would be sustainable. HOU3a and HOU5 suitable

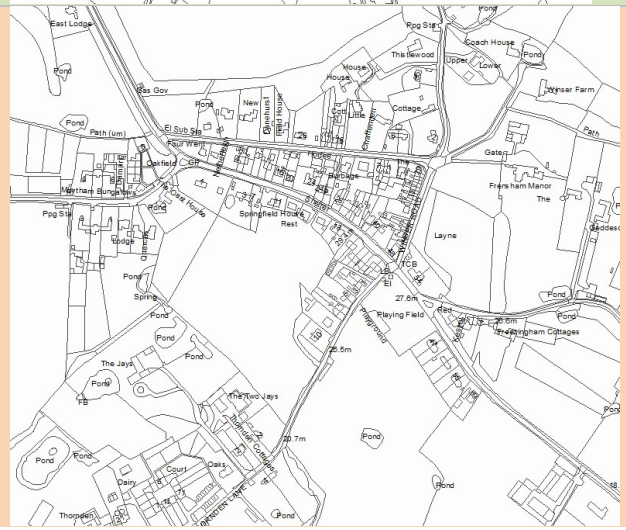
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Kenardington	No	Yes	Village Hall, Church, (free school bus to Hamstreet)	Proximity to Hamstreet & Woodchurch (1.6 miles to each)		Small settlement with limited services (no shops) but within reasonable proximity to larger villages/service centres. Restricted edge of settlement growth due to settlement pattern but some minor infill could be achieved in the current linear settlement form. HOU3a Suitable only
Kingsnorth	Yes	Yes	School, PH, Church, Village Hall, Recreation and sports fields	Adjoins Urban Area		Wide range of services in large village, close to urban area with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable

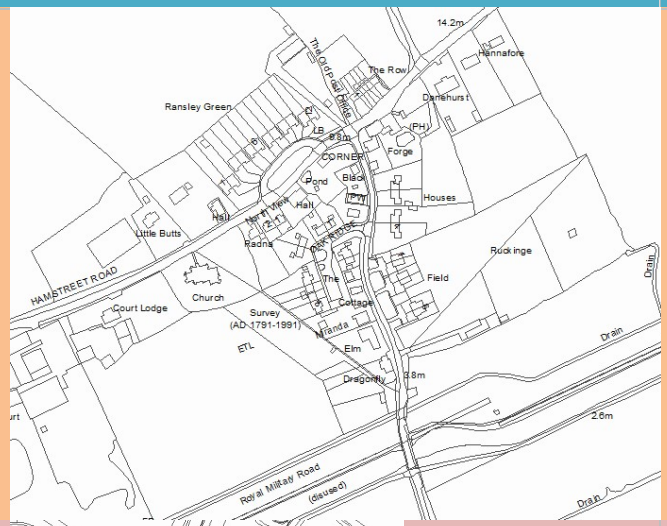
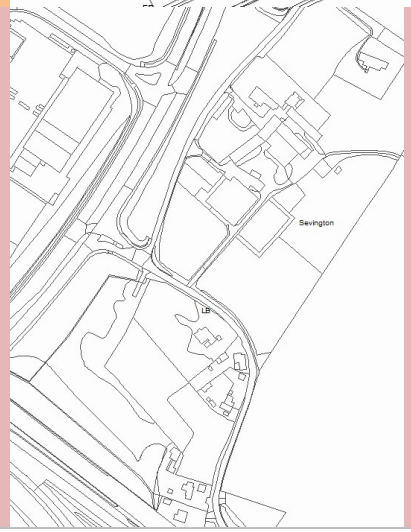
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Little Chart	No	No	Swan Inn PH, MUGA, Village Hall, mobile library, Church	1.2 miles from Pluckley		Small settlement with some services (no shops) but within reasonable proximity to larger villages. Restricted edge of settlement growth due to settlement pattern but some minor infill could be achieved in the current linear settlement form. HOU3a Suitable only
Mersham	Yes	Yes	School, PH, Church, Village Hall, Recreation and sports fields			Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable

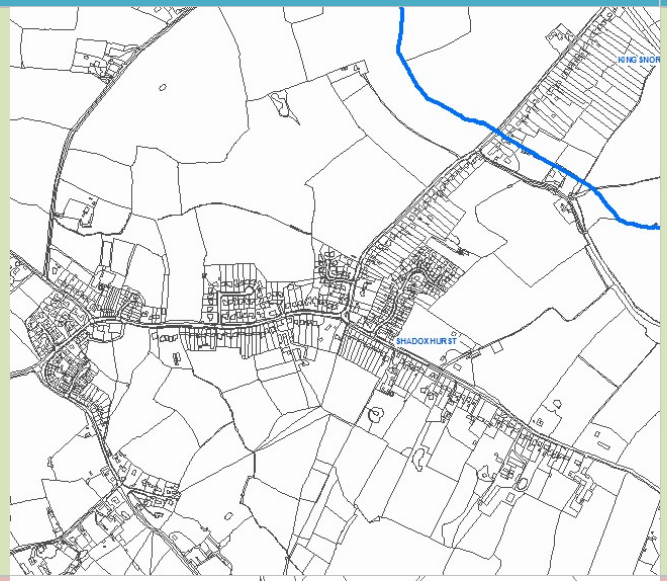
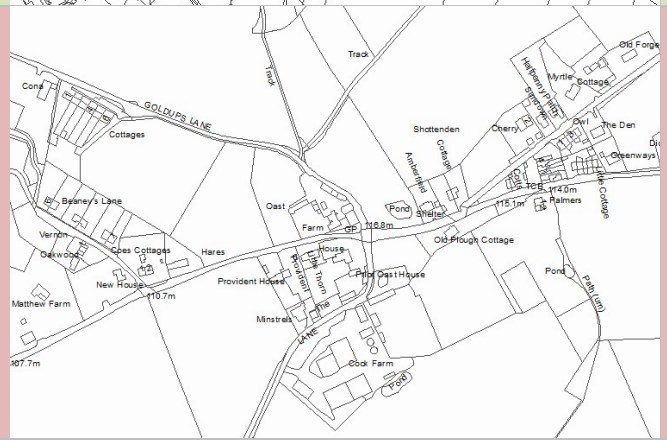
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Molash	No	No	The George Inn PH, Church, Garage, Village Hall & Green	1.2 Miles from Challock on A252 2.6 miles to Chilham		Small settlement with some services (no shops) and within reasonable proximity to larger villages. Restricted edge of settlement growth due to AONB and settlement pattern does not create suitable opportunity for infilling Not suitable for inclusion in either
Newenden	No	Yes	Village Hall, recreation field, church, Public House and Hotel (White Hart)	3 miles to Rolvenden and Sandhurst (Large village in adjoining borough)		Small settlement with some services (no shops) but within reasonable proximity to larger villages. Restricted edge of settlement growth due to AONB but some minor infill could be achieved in the current linear settlement form. HOU3a Suitable only

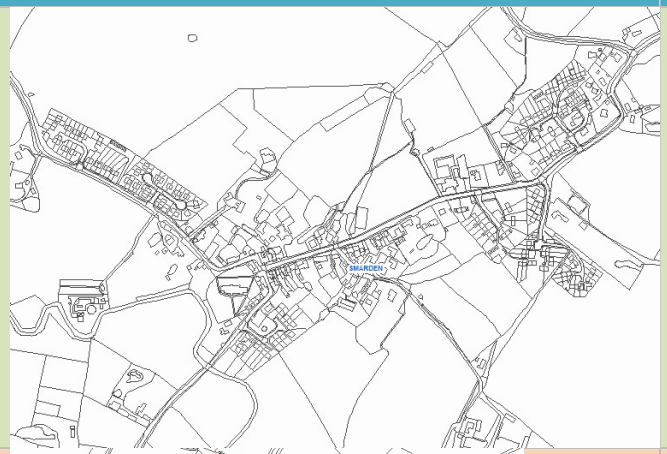
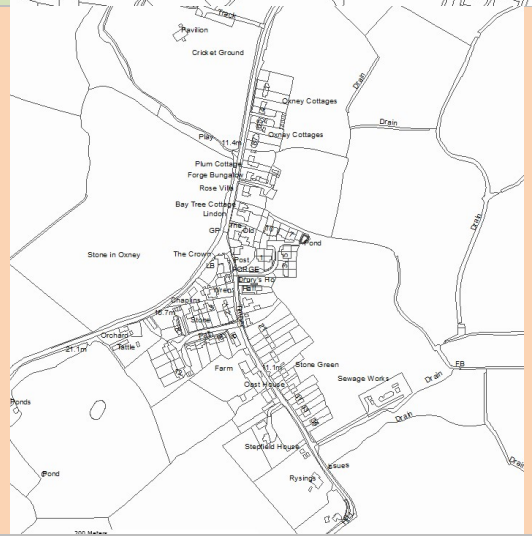
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Old Wives Lees (Chilham)	No	No	Village hall, Church	Proximity to Chilham – 1 mile		Small settlement with limited services (no shops) but within close proximity to larger village. Restricted edge of settlement growth due to AONB but minor infill could be achieved in the current settlement form. HOU3a Suitable only
Pluckley	Yes	Yes	Shop/PO, Shops, Pubs, Primary School	1.6 miles from Pluckley station		Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable

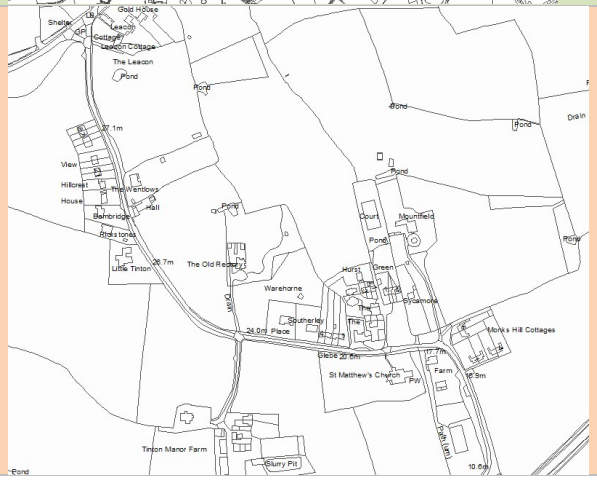
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Pluckley Thorne	No	Yes	Recreation Ground & Village Hall	Between main village and Station		Small settlement with limited services (no shops) but within close proximity to larger village. No landscape constraints. Minor infill could be achieved in the current settlement form. (As identified in NP) HOU3a suitable only
Pluckley Station	No	Yes	Train station, Brickworks community woodland	1.6 miles from Pluckley village		Small settlement with limited services (no shops) but within close proximity to larger village and station is here. No landscape constraints. Minor infill could be achieved in the current settlement form. (As identified in NP) HOU3a suitable only

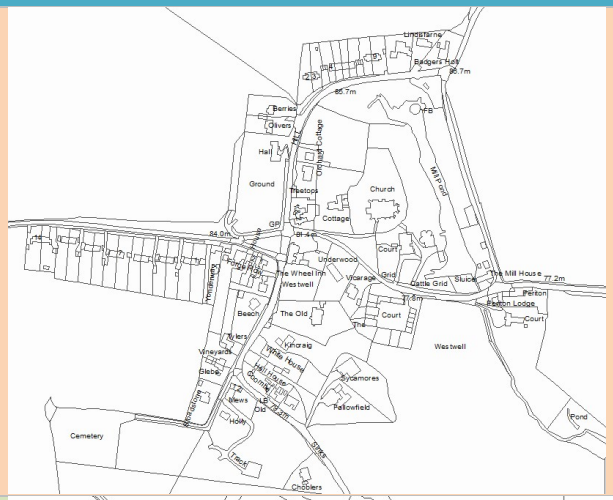
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Rolvenden	Yes	Yes	School, PH, Church, Village Hall, Shops, Recreation and sports fields			Range of services in large village. Mixed settlement pattern with opportunity for infill and limited edge of settlement growth due to AONB location but due to settlement size this would be sustainable. HOU3a and HOU5 suitable
Rolvenden Layne	No	Yes	Ewe & Lamb PH, Recreation field	0.6 miles from Rolvenden		Small settlement with limited services (no shops) but within close proximity to larger village. Restricted edge of settlement growth due to AONB and heritage assets but minor infill could be achieved in the current settlement form. (As identified in NP) HOU3a suitable only

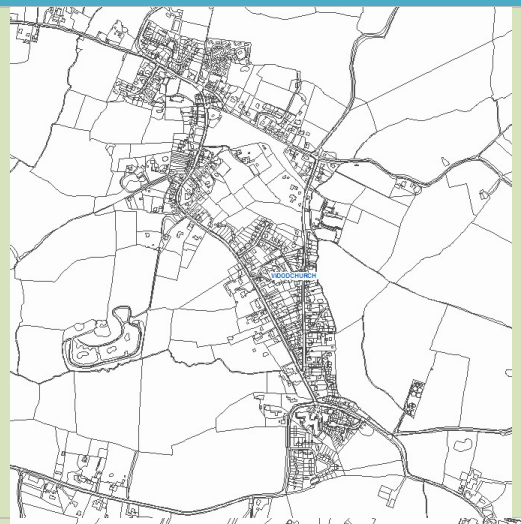
Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Ruckinge	No	Yes	Village Hall/scout hut Church (Free school bus to Hamstreet)	1.3 miles to Hamstreet		Small settlement with no services. Settlement pattern would allow some minor infilling Close proximity to a rural service centre and not within AONB HOU3a suitable only
Sevington	No	No	Church	Urban edge - Includes parts of Finberry and Waterbrook		This is not a settlement in itself any longer (Only a church and a few houses on this side of southern orbital road) and is effectively part of the Ashford Urban area. Does not require inclusion in the windfall policies as own settlement. Not suitable for inclusion in either.

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Shadoxhurst	Yes	Yes	Village Hall, Kings Head PH, Church, recreation and sports fields	Shop in 800m from edge of village Free bus to Primary school in Hamstreet 2.5 miles from urban edge		Range of services in village or nearby settlements including urban edge No national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement potential. HOU3a and HOU5 suitable
Shottenden (Chilham)	No	No	Village Hall (all other services which used to be there such as PH, PO etc. have closed)	Proximity to Chilham – 1.4 miles		Small settlement with no services. Settlement pattern does not facilitate minor infilling. Close proximity to a rural service centre but wholly within AONB. Not suitable for inclusion in either.

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Smarden	Yes	Yes	School, PH, Church, Village Hall, Shops, Recreation and sports fields			Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable
Stone in Oxney	No	Yes	Village Hall, Ferry Inn Pub, Cricket/sports ground, Church	1.4 miles from Appledore 2.3 Miles Wittersham		Small settlement with limited services (no shops) but within close proximity to larger villages. Restricted edge of settlement growth due to AONB but minor infill could be achieved in the current settlement form. HOU3a suitable only

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Tenterden (including St Michaels)	Yes	Yes	Town – all services available here	--		Wide range of services in this rural Town. A mixed settlement pattern with opportunity for infill and edge of settlement growth (some limited due to AONB location) due to settlement size this would be sustainable. HOU3a and HOU5 suitable
Warehorne	No	Yes	Woolpack Inn PH, Church, Village Hall Free bus to School in Hamstreet	1 mile to Hamstreet		Small settlement with limited services (no shops) but within close proximity to a rural service centre. Restricted edge of settlement growth but minor infill could be achieved in the current settlement form. HOU3a suitable only

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Westwell	No	No	Wheel Inn PH, Church, Parish Hall & Recreation ground	2.3 miles from Ashford Urban edge		Small settlement with limited services (no shops) and within AONB which together would restrict edge of settlement growth but minor infill could be achieved. HOU3a suitable only
Wittersham	Yes	Yes	School, PH, Church, Village Hall, Shop, Recreation field	4 miles from Tenterden		Range of services in large village, Mixed settlement pattern with opportunity for infill and limited edge of settlement growth due to AONB location but due to settlement size this would be sustainable. HOU3a and HOU5 suitable

Rural Settlement	TRS1	Local Plan 2000	Services available	Proximity to nearby larger settlements	Settlement Pattern	Suitability for HOU3a/HOU5 inclusion
Woodchurch	Yes	Yes	School, PH, Church, Village Hall, Shops, Recreation field	--		Wide range of services in large village with no national landscape constraints. Mixed settlement pattern with opportunity for infill in a variety of locations and edge of settlement sites. HOU3a and HOU5 suitable
Wye	Yes	Yes	Schools, train station, PH, Church, Village Hall, Shops, Recreation & sports field	--		Wide range of services in this large rural service centre. Mixed settlement pattern with opportunity for infill and limited edge of settlement growth due to AONB location but due to settlement size this would be sustainable. HOU3a and HOU5 suitable