

# Online Comments Form

## Application Details

App No: 21/01284/AS

Location: Land between, 82-120 Front Road, Woodchurch

Proposal: Outline planning application with all matters reserved except for access into the site - For the erection of up to 40 dwellings (including affordable housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works

## Person and Comment Details

Name: Woodchurch Parish Council

Address: Woodchurch ASHFORD Kent TN26 1HX

Action: Objecting

Created On: 29/04/2022 07:50:16

## Comments

Woodchurch Parish Council comments on response to appeal notice for Planning Application No 21/01284/AS - Outline planning application with all matters reserved except for access into the site - For the erection of up to 40 dwellings (including affordable housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works

Objection

The Woodchurch Parish Council (PC) continue to object to the above outline planning proposal, as set out in our online comments dated the 28th August 2021 (which should be read in conjunction with this letter), and re-emphasise the following Material Objections:

- Contravention of Planning Policy: ABC's Ashford Local Plan 2030, adopted 2019:

- o The land-take is significantly in excess of the area designated within Policy S40;

- o The housing density is significantly in excess of that recommended for a rural setting (Policy S40, Clause 4.385);

- o The plan departs from the prevalent ribbon development layout along that part of Front Road.

- Adverse Impact on the Countryside:

- o The land take extends significantly beyond the village confines, into green fields not identified for development within the 2030 Local Plan;

- o With the exception of existing domestic ribbon housing, the lands to the north and south are privately owned green areas. The proposed project site consequently adversely protrudes into the countryside and

will have an overbearing impact.

- Nature Conservation Impact

- o Loss of section of hedgerow adjacent to Front Road, that is designated a S41 Habitat of Principal Importance in England, as adopted under the NERC Act 2006.

- Highway Safety Issues:

- o The use of a single access road to enter the proposed development area;
- o The dangers of the single access road, aligned on a blind bend along Front Road;
- o The dangers of a steeply graded access road.

While the following points are recognised as not being Material objections at this time, the Woodchurch Parish Council request that they are considered as part of the Appeal, and secured by condition if the application moves to the next step:

- Design and implementation of a suitable foul water drainage system to address the current inadequate capacity to take on additional load.
- Design and implementation of a suitable access road runoff and storm water flood mitigation system to interface efficiently with existing systems without causing additional flooding.
- Suitable mitigation of damage to existing principal habitat hedgerows.
- Submission of a Dark Sky's SPD plan.
- Submission of detailed geotechnical site investigation plan.
- Details on how the management of the amenity area and other green spaces will be accessed and managed.
- A village wide consultation is undertaken. The Developer's consultation was inadequate due to its paucity of information and the fact that it was undertaken at the height of the pandemic, when villagers could not safely assemble for informed discussions.

Woodchurch Parish Council, 28th April 2022.