

Aldington & Bonnington Parish Council needs **YOUR** input

REGISTER YOUR VIEWS on the recent Planning Application 18/00225/AS

*****DEADLINE IS 12 MARCH*****

This planning application is a proposal to build 80 dwellings in Calleywell Lane

At the Aldington & Bonnington Parish Council Planning Committee meeting held on 3 March 2018, **it was determined by a unanimous vote of those present that the Parish Council should oppose this development.**

This represents a reaffirmation by your Parish Council to honour its commitment to recognise the results of the “Have Your Say” questionnaire undertaken from July to September 2017; the results of which showed a 68.75% vote to oppose all further development in Aldington with a further 23.21% of responders’ willing to accept the proposed 30 houses in Goldwell Lane included within the Ashford Local Plan.

This new application is for a site not included within the Ashford Plan 2030 and as such will be treated by Ashford Borough Council as a “windfall site”.

The Parish Council will be registering its views with Ashford Borough Council and will also be requesting permission to present its opposition statements at the Planning Meeting when this proposal is discussed.

However, without YOU also registering your views the voice of the Parish Council is meaningless

Please be aware, that the Parish Council statement only counts as ONE statement.

In order to make this really count we need everyone to make their views known to Ashford Borough Council Planning Department (whether in opposition to the development or in favour), before the impending deadline. All views will be registered so long as these are received by the cut-off date.

Your views are valid and will be taken into account

WAYS TO HAVE YOUR SAY

You can send in via a letter (using the template overleaf – handwritten or typed).

You can send it via email to **planninghelp@ashford.gov.uk** use a reference of the application number **18/00225/AS** addressing to Claire Marchant, the case Officer. If you save your letter as a .pdf and attach it to the email it will be added to the portal by ABC and will retain its original formatting

Or you can provide comments directly on to the **ABC Planning Portal**.

This can be done by accessing

<http://planning.ashford.gov.uk/planning/Default.aspx?new=true>

Type in 00225 in the box, · click search, · click on the case number hyperlink and then find “Make a Comment” tab.

Few Tips to help:

- All adults at an address can send and make comments and Residents from outside Aldington are also permitted to comment as anyone can comment on an application
- Letter must be personal to count, so please do not copy word for word or copy and paste, but simply rephrase in your own words
- Please do not use statement such as “it will spoil my view” as this is not a valid planning consideration

A sample / template letter to assist is attached. Please do make sure you rephrase this in your own words as this will have much more weight.

Which ever method you choose, please do so before the deadline so that it is received by ABC by 12 March

All comments received are posted onto the planning portal

Thank you

Aldington & Bonnington Parish Council

If you want a Word version, please email me at **chris.fowler@ald-bonnpc.kentparishes.gov.uk**

Model Letter / Email / Planning Portal Comment

****YOUR ADDRESS****

Ashford Borough Council Planning Department
Ashford Borough Council Civic Centre
Tannery Lane Ashford Kent TN23 1PL
****XX**** March 2018

For the attention of Claire Marchant, Case Officer

Dear Claire

PLANNING APPLICATION REFERENCE: 18/00225/AS: Land to the West of Calleywell Lane, Aldington - 80 No. dwellings

It is important that your comments are your own, but below, we have listed some points you may wish to consider opposing the application.

I write in connection with the above planning application. I am a resident of: *Street name*, Aldington and I have examined the plans and I am familiar with the site. I wish to object the development of 80 houses in this location on the following planning grounds.

Below are some examples of the types of argument you can submit

Arguments opposing

The proposal is inappropriate based on its scale, lack of sustainability and because of the damaging effect it will have cumulatively:

- The effects of a number of continuing separate developments one after the other has had a profoundly negative effect on the rural life and setting of Aldington

Hedgerows have been damaged; wildlife therein displaced and not given time to rejuvenate such has been the pace of development in the area

Roads have been blighted by potholes and other damage from large lorries and no compensation paid

Extreme light pollution from additional dwellings is currently being investigated – not in keeping with ABC dark Skies policy

- Aldington has already grown more than 67% over the last 11 years due to constant development planned and windfall sites that have been accepted

- Primary School, at the local school places are currently not available for new families coming to the area and it is not expected that significant places will be available in the immediate future
- No commitment has been made to deliver any local needs affordable homes so it is highly likely that the affordable element, like the market homes, will not be sold/ rented to local people – thus disenfranchising local residents once again
- A proposal on this scale is wholly inappropriate for a village setting and would conservatively increase the population a further 11% It would take the number of dwellings built in Aldington in the last 15 years to almost 250! Aldington has grown 67% in the last 15 years and 33% in the last 5 years alone. The current local plan allocated 150 over 15 years for the whole of rural Ashford. In addition, if approved, this would also come on the back of a further 30 being proposed in the emerging Ashford Local Plan
- The proposal proposes 2 blocks of primarily one-bedroom flats – a design wholly inappropriate within a village setting which would desecrate the village look and feel and demonstrates that the developer has little regard to preserve the existing village feel or little respect for the need to provide a development that integrates into the existing conurbation
- These homes will not deliver any truly affordable homes for local people
- This development would be entirely reliant on new residents using cars to stay connected, adding to pollution, road traffic and something totally opposed to the NPPF presumption in favour of sustainable development and greater reliance on public transport. Currently the local bus service is very limited and is under threat of total removal
- Aldington residents have consistently asked for a rest in development, given the unprecedented amount that has been pressed upon the village in the past few years. It is not an unreasonable request that this rural area be given an opportunity to manage the integration of existing new builds without the threat of another development.
- The Planning History statement within the application omits the already approved development of 4 local needs dwellings at Ragstone Hollow and also omits 2 new dwellings on Forge Hill. This brings the number of approved dwellings to 102 not 96 as stated.
- The proposed land sits outside of the current built area and is green field land that adjoins the local conservation area.

- No mention of the vast badger's sett adjoining the land has been made nor are there any mitigation statements to ensure that no detrimental impact occurs to these protected animals which also use the site for foraging.
- The application continually refers to Aldington as a "service centre" this is untrue as Aldington is not a designated service centre.
- There is no mention within the application to state how foul water and sewage is to be joined onto an already at-capacity sewage system. This is particularly relevant given the history of sewage problems in the area and the current development on Roman Road.
- There is mention of bus services in and out of Aldington; however, it is not stated that these are at best a Monday to Friday service with one of the services being only on a Thursday. There is no direct service to the local hospital (William Harvey) and this is only possible by changing bus in Ashford.
- The proposal discusses the number of parking spaces; however, it does not stipulate how there will not be a significant increase in private vehicle trips bearing in mind the timing and frequency of the bus service.
- Despite work on the Aldington Exchange over the past 1 – 2 years, there is still insufficient capacity for the provision of high speed broadband to areas of Aldington, and in particular there is already a known need to provide additional infrastructure to support broadband users in the Wheatfields development recently completed opposite the proposed site. Therefore, without significant investment in broadband infrastructure any further development will only exacerbate the situation.
- As there is no pedestrian pathway on edge of the development site leading to the village, pedestrians will need to cross the road to utilise the pathway on the opposite side. There is therefore a greater risk to pedestrians being injured; this will particularly impact mothers with young children if they are fortunate enough to secure a place in the primary school.
- *If you have other objections, then please include those*

[IF YOU ARE WILLING TO SPEAK AT THE PLANNING COMMITTEE, THEN PLEASE ADD...] ... Please take this as notice I'd like to speak at the planning committee when this application is expected to be decided. Please let me know as soon as possible the date of that meeting.

Yours sincerely,

****Resident signature and name****