



Ashford Local Plan to 2030 “Submitted Sites”

Report on SLRA Survey of Residents 2013/14

Introduction

1. In August 2012, Ashford Borough Council launched a public consultation to help shape the preparation of a new ‘Local Plan’ for the borough which looks ahead to 2030. Part of this process has been to carry out ‘Land Availability Assessments’.
2. The process was described by the Council on their website as follows:

“The new local plan will need to identify sufficient land to provide for any new jobs and homes to 2030, as well as for Gypsy & Traveller’s sites, Leisure, Retail, Visitor and Tourism facilities. One of our aims will be to establish which sites within the borough could be suitable to allocate for these future developments and facilities.

Between July and September [2013], we requested that people send in to us details of any sites that were available for development.”

3. The Council published a list of the “Submitted Sites” in October 2013. They had received a total of 168 submissions, 30 in town and the urban areas and 138 in Tenterden and the rural area. 107 of these sites were submitted for housing, 43 for employment and mixed use, 7 for tourist, community or leisure uses only and 12 for gypsy and traveller sites.
4. Seven of the site submissions for the three wards which cover the Sandyhurst Lane area (Bockhanger, Downs West and Boughton Aluph & Eastwell) would have a significant impact on the Sandyhurst Lane area were they to be adopted. These are shown in Table 1.

Response by the SLRA

5. The Committee of Sandyhurst Lane Residents’ Association (SLRA) considered the submitted sites at its meeting on 6 November 2013 and came to the view that the seven sites in the vicinity of Sandyhurst Lane all posed a threat to the rural character of the area. It was agreed that a letter would be drafted and sent to the Council to notify them that the SLRA would vigorously oppose the adoption of any of these sites into the Plan. This letter was sent on 10 November 2013. (see Appendix 1).

Table1: Submitted Sites in the Sandyhurst Lane area

Site ref	Parish	Site Name	Proposed Use	Proposed development
BBAE1	Kennington	Ashford Golf Club, Sandyhurst Lane	Mixed	100+ dwellings and associated uses
BBAE2	Kennington	Land at Eureka Park	Mixed	100 dwellings, commercial and flexible uses
DW9	Westwell	Woodside, Westwell Lane	Housing	100 dwellings
DW11	Westwell	Land west of Sandyhurst Lane (behind Kingsland), Westwell Lane	Leisure	Amenity facility to serve development at Westwell Lane
DW12	Westwell	Beechbrook, Maidstone Road	Employment/housing/mixed/tourist/leisure	3,500 dwellings plus other uses
BAE1	Boughton Aluph & Eastwell	Lenacre Hall Farm, 393 Sandyhurst Lane	Mixed	100+ dwellings, leisure and sheltered housing
BAE2	Boughton Aluph & Eastwell	Former Sandpit, Sandyhurst Lane	Housing	15 dwellings

6. The Committee also felt it was important to notify the residents of the details of the local sites and their proposed use, to seek their views and to feed these back to the Council at the earliest opportunity.
7. This was achieved by circulating questionnaires to *all* households in the SLRA area during December 2013/January 2014, whether or not they were SLRA members,
8. The questionnaire sought views on three principal questions:
 - i. whether Sandyhurst Lane/Lenacre Street should continue to be the barrier to further housing development north of Ashford.
 - ii. whether future development should be restricted to brown field sites
 - iii. whether there should be limited development in the Sandyhurst Lane area to provide for local population needs.

A copy of the questionnaire is shown in Appendix 2

Results

9. The results are shown for the total survey and for each of the parts of three wards which constitute the SLRA area. These are Downs West (which, in the SLRA area, coincides with Westwell Parish), Boughton Aluph & Eastwell (which coincides with the parish of the same name) and Bockhanger (which is not part of a Parish Council area).

Response rate

10. There was a very good response to the survey, with 141 returns, 3 of which were discounted as the respondents had omitted their names. The overall response rate was 43.8% and Table 2 shows the breakdown by ward/parish.

Table 2: Overall responses to the SLRA survey

Ward	Parish Council	Surveys distributed	Responses	Response rate
Boughton Aluph & Eastwell	Boughton Aluph & Eastwell	90	53	58.9%
Downs West	Westwell	83	35	42.2%
Bockhanger		142	50	35.2%
Total		315	138	43.8%

Answers to questions

11. Table 3 summarises the responses received to the questions posed.

Table 3: Responses to individual questions

Question 1. Sandyhurst Lane/Lenacre Street has long been seen as a barrier to further housing development North of Ashford. Should this policy be maintained?							
Ward	Parish Council	Yes		Not concerned		No	
		Number	%	Number	%	Number	%
BA&E	BA&E	51	96%	0	0%	2	4%
Downs West	Westwell	34	97%	1	3%	0	0%
Bockhanger		47	94%	2	4%	1	2%
Total		132	96%	3	2%	3	2%

Question 2. After developments at Chilmington Green and Cheesman's Green should Ashford protect ALL its large green field sites and concentrate future development on only other brown field sites?*							
Ward	Parish Council	Yes		Not concerned		No	
		Number	%	Number	%	Number	%
BA&E	BA&E	41	77%	9	17%	3	6%
Downs West	Westwell	35	100%	0	0%	0	0%
Bockhanger		47	94%	2	4%	1	2%
Total		123	89%	11	8%	4	3%

* Some respondents who answered 'Not concerned' to this question did so because they did not know or did not have the information to make a judgement.

Question 3: Are you in favour of limited development in the Westwell/Sandyhurst Lane areas to provide for our local population needs?							
Ward	Parish Council	Yes		Not concerned		No	
		Number	%	Number	%	Number	%
BA&E	BA&E	3	6%	5	9%	45	85%
Downs West	Westwell	14	40%	1	3%	19	54%
Bockhanger		20	40%	2	4%	26	52%
Total		37	27%	8	6%	90	65%

Three respondents did not answer question 3, so the percentages do not add to 100 in all cases.

12. There was an overwhelming, almost unanimous view that there should be no further development to the north of Ashford past Sandyhurst Lane/Lenacre Street and that any further development should be only on brown field sites.
13. There was minority support for limited development in the Sandyhurst Lane area, but two-thirds of respondents were not in favour.
14. The responses to these questions, coupled with the high overall response rate, support the SLRA Committee's actions to date and mandates it to make further robust responses to the Borough Council. The survey results will also be shared with the relevant Parish Councils and Community Forums to inform them of public opinion in the surveyed areas.

Additional comments

15. In addition to answering the above survey questions, about a third of respondents added comments to their replies, giving further insight into their feelings and concerns. These comments are reproduced in Appendix 3. The major issues raised by the comments may be summarised as follows:
 - **Access** - Sandyhurst Lane and Westwell Lane are both rural, mainly unlit roads without pedestrian footpaths and of single width in places. They are incapable of carrying the increase in traffic that would result from these proposed developments. Sandyhurst Lane is already used as a 'rat run' between the A20 and the A251 and the minimal traffic calming measures which have been introduced have not been effective.
 - **Environmental** – as well as traffic considerations, development on these green field sites would exacerbate flood risk, increase noise and light pollution and damage the natural habitat of many endangered species of animals, flora and fauna. Most of the area is not connected to any mains drainage; properties rely on cesspit or private drainage.
 - **Infrastructure** – as well as road access issues, nearly doubling the population of the area would put intolerable pressures on local medical and dental facilities, the William Harvey Hospital, schools and community services as well as Drovers Roundabout and Faversham Road.
 - **Quality of Life** – this is a mature and established residential area. Such developments would irreversibly change the semi-rural character of the area that many residents cherish and for which they paid premium prices for their properties. Developments of this scale would be contrary to all the "green belt" philosophies which have hitherto been accepted, including in the Greater Ashford Development Framework, and would ultimately lead to the Sandyhurst Lane / Lenacre Street areas being subsumed into the increasing Ashford urban sprawl.
 - **Demand** – ABC has already identified a number of existing large green field sites – Chilmington and Cheeseman's Green - which together with pipeline brown field sites will exceed the housing needs of even the most optimistic job-led housing demand until well into 2030s.

- **Amenities** – the golf course acts as a natural green boundary to the area as well as offering a unique local facility for the residents. Building on the unspoilt countryside in the area would deprive the residents access to open space for recreational purposes.
- **Urban Expansion** – concerns were expressed over the Council strategy of expanding Ashford's population and urban footprint. Although modest, these developments could lead to further expansion in north Ashford as well as the accepted developments in Chilmington Green and Cheeseman's Green.

Next Steps

16. The results of the survey and a synopsis of the comments have been passed to the Borough Council, copied to the relevant Parish Councils and Ward representatives. The issues arising will be debated at the SLRA AGM on 12 March 2014, when a representative of the Ashford Borough Council Planning Department will be on hand to answer questions.
17. Closer working relationships between the SLRA Committee and the Chairs of the Westwell and BA&E Parish Councils and the Central Ashford and Kennington Community Forums are being developed to present a strong unified front to the Borough Council.
18. Thirty two respondents expressed a willingness to join any Working Group which the SLRA needs to set up.

Conclusion

19. There is strong opposition to significant further development in the Sandyhurst Lane area, particularly on green field sites. The survey of residents has confirmed the SLRA's position of opposition to the adoption into the Local Plan of the seven submitted sites detailed in Table 1.

Appendix 1 – Initial letter to Ashford Borough Council



Sandyhurst Lane Residents' Association

www.sandyhurst.co.uk

John Hobbs
Chairman
33 Sandyhurst Lane
Ashford
Kent
TN25 4NS

Mr John Bunnett
Chief Executive
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

10 November 2013

Dear John

Site Submissions to Ashford Local Plan 2030

Sandyhurst Lane Residents' Association has, for over thirty years, represented the collective interests of the residents of the Sandyhurst Lane area. The key objective of our Association is to protect the quality of life of its residents the rural character of the area.

At a recent committee meeting, we took the opportunity to review a number of the Site Submissions made by land owners and developers for consideration by the Council for inclusion in the Ashford Local Plan to 2030.

We have serious concerns that the following sites in particular, if adopted by the Council, would lead to very significant detriment to the area in terms of social, environmental and transport issues:

- Ashford Golf Course: 100+ dwellings and associated uses (BBAE1)
- Eureka Park: 100 dwellings, commercial and flexible uses (BBAE2)
- Woodside, Westwell Lane: 100 dwellings (DW9)
- Land west of Sandyhurst Lane, (behind Kingsland), Westwell Lane: Amenity facility to serve development at Westwell Lane (DW11)
- Beechbrook: 3,500 dwellings plus other uses (DW12)
- Lenacre Hall Farm, 393 Sandyhurst Lane: 100+ dwellings, leisure and sheltered housing (BAE1)
- Former Sandpit, Sandyhurst Lane: 15 dwellings (BAE2).

Some of these sites have already been rejected in previous planning decisions and all of them are, in our view, unsuited to development.

Whilst we do not propose to put forward our detailed arguments at this early stage, we nevertheless draw to your attention that we shall vigorously oppose the adoption of any of these sites into the Local Plan.

Yours sincerely

A handwritten signature in blue ink that reads "John". The signature is stylized with a large 'J' and a cursive 'ohn'.

John Hobbs
Chairman
Sandyhurst Lane Residents' Association

cc: Mr Simon Cole, Planning Policy Manager, Ashford Borough Council
Cllrs. Jim Wedgbury, Charlie Simkins
Cllrs. Michael Cloughton, David Robey, Winston Michael

Appendix 2 – Survey form



Sandyhurst Lane Residents' Association

www.sandyhurst.co.uk

info@sandyhurst.co.uk

To: All residents in the Sandyhurst Lane area

You may be aware that Ashford Borough Council (ABC) recently published a list of 'Site Submissions' showing areas of potential development, including, (amongst many others) two sites in Sandyhurst Lane for 115 dwellings, one site in Westwell Lane for 100 dwellings, development of both the golf course and Lenacre Hall Farm and one major neighbouring development between Sandyhurst Lane and Watery Lane (Beechbrook) for 3500 dwellings. The attached schedule and map shows the details of those sites that will affect us locally. To see all the sites in Ashford and Tenterden, please see the Council's website at <http://www.ashford.gov.uk/site-submissions-2013>.

Both Westwell Parish Council and Boughton Aluph & Eastwell Parish Council are seeking more information from the Borough Council and will be responding on behalf of their residents. The SLRA is looking at the impact on residents across the Sandyhurst Lane area over the three affected Parishes.

Time is short, with responses required by ABC by the end of February 2014. Experience of the Chilmington Green campaigners shows how difficult it is to influence Local Authority decisions once they are made, even with strong local public opinion. **Our views must be known to the Council from the outset.**

Initially we urgently seek YOUR views on the subject of any proposed local development:

(If you wish to email your response, a copy of this questionnaire is available via http://sandyhurst.co.uk/SLRA_Documents.html)

Question 1 *Sandyhurst Lane/Lenacre Street has long been seen as a barrier to further housing development North of Ashford. Should this policy be maintained?*

Definitely YES I'm not concerned Definitely NO

Question 2 *After developments at Chilmington Green and Cheeseman's Green should Ashford protect ALL its large green field sites and concentrate future development on only other brown field sites?*

Definitely YES I'm not concerned Definitely NO

Question 3 *Are you in favour of limited development in the Sandyhurst Lane area to provide for our local population needs?*

Definitely YES I'm not concerned Definitely NO

If definitely no, where should new houses be built for our local population needs?

Are you willing to take an active part in any SLRA working group? YES NO

Any other points you would like to make?

Your name:

House name/number & road:

Email:

Please either email your completed questionnaire to info@sandyhurst.co.uk or send to:
the Secretary, SLRA, 6 Hoads Wood Gardens, Ashford, TN25 4QB.

Appendix 3

Additional comments from residents

With regards to the sites in question. Are these currently Green Belt Sites that have been protected? If so, why is Ashford now considering them? Whilst the Government has relaxed the rules on developing Green Belt sites, it was my understanding that these should only be considered in exceptional circumstances. I don't see where the exception circumstances are...

Question 2 mentions meeting demand. Where is this demand coming from? There are plenty of houses for sale in the Ashford area and plenty of development currently being undertaken. This will be sufficient to meet demand. We as residents have to consider our quality of life in the area and this is being diminished drastically in a number of ways. There is no investment in infrastructure and when (as an example) we have to wait 3 weeks for a doctor's appointment then there is something dramatically wrong with Ashford's policy.

Is Ashford intent on taking away pleasant areas to live and build over and around them? Why shouldn't we have nice areas to live?

Ashford has reach breaking point and cannot sustain any future development.

The only reason that I can see for the excessive over development of the area by Ashford Borough Council is not to meet demand as there is plenty of housing available but rather to meet their own naive and unrealistic ambitions of empire building... With little or no thought to its current residents. At some point (which I think we have reached), the residents have to turn round to the council and say "enough is enough - we cannot go on like this"...As they have in Oxfordshire...

Ensuring that SL/LS is the northern barrier to growth – we have to leave some countryside around Ashford.

Sunday Times - 29th December 2013

According to the latest official statics, only 53% of housing development in 2011 was on brown field sites. In 2008, more than 70% was on brown field sites. The crucial failing of the increase in developments on green-belt sites is the absence of a local Paul Milner, Campaign to Protect Rural England (CPRE), senior planning officer, said "Ministers urgently need to move away from setting unrealistic housing targets through their inspectors and give full backing to local councils to use brown field sites first.

Baroness Stowell, a communities minister, said "The NPPF is clear about the importance of protecting the green belt, and the government has worked hard to safeguard protection by abolishing regional strategies and introducing new protection for valuable green spaces.

For 50 years I have understood this area was the natural boundary to this part of Ashford and has been such for any previous planning applications. No mention has been made about access for traffic to the new sites. Lenacre Street is hardly suitable and if these house are built, what is the situation regarding doctors, hospitals, schools etc.? These are already overstretched in Kennington without more building works. Surely an area of natural beauty should be saved, once it is gone, we will never get it back.

We feel that there is much more scope for further development to the south, to encompass the areas you mention, such as Chilmington, Cheeseman's Green, and Park Farm. Although Park Farm in particular is already a substantial residential area, it will not at present be able to deal with the demand for new homes as predicted by both Local Authorities and Central Government, and in my view development should continue where it has already started, to take account of local amenities, and to allow for expansion of a road system which will cope with the massive increase in vehicular traffic.

Having lived in Ashford since the 1970's, I am aware that Sandyhurst Lane and Lenacre Street have always been seen as an area favoured by older or middle-aged residents, quite often people like my wife and I who are retired, and who particularly wanted to enjoy a relatively quiet and peaceful

location to spend our retirement. Many other residents, certainly in Lenacre Street, are in a similar position, and would undoubtedly suffer a downturn in their quality of life due to noise pollution and lack of privacy.

Both my wife and myself are most definitely not in favour of any development in this area. However, since I suspect that the Local Authority is under an obligation to fulfil its quota of new homes, and that building will go ahead, I would certainly hope to see some sympathetic planning, with perhaps the larger type of family home, for more established families, being given preference for this area.

Do not build in areas of outstanding natural beauty

In 2003, Ashford Borough Council formally adopted the 'Boughton Aluph and Eastwell Parish Design Statement' as a supplementary planning guide. The facts stated in this project have not changed and we see no reason for the planning authority to defer...

In addition, we believe that it has been proven that the current infrastructure cannot support any future development in the area.

At peak times, the traffic movement at the junctions of Sandyhurst Lane, Trinity Road, Faversham Road and Junction 9 is very slow at best, in the event of a problem on the M20 as has occurred frequently these routes become log jammed.

Any future development will require major upgrading of services to the area causing massive long term disruption to the Kennington area generally.

The current health, education and recreational facilities in the area will not support any major increase in the population; Goat Lees Primary School has only just been completed whilst the Goat Lees development has been in existence for many years.

There is an ongoing parking problem with not enough spaces provided for the Eureka commercial park resulting in parking by workers in residential areas. Will this mean that residents will need to pay for a parking permit to park outside their own homes?

There are many habitats for endangered and rare species including wildlife, birds, flora and fauna in the area. It is essential that these are maintained.

We truly believe that once the boundary to the North of Sandyhurst Lane is breached, this will open the flood gates to future development encompassing Westwell and Charing.

It is important that Boughton Aluph and Eastwell maintain their identity within the Borough as an asset to the market town of Ashford with the surrounding farms, the thriving diverse activities on the village green etc

Supports some mixed development but on a limited scale

We are keen to see the right type of development around us - if it is the best place for it to be.

Large development not in keeping with the area. Should not affect existing residents adversely

No to big housing estates at the back of existing properties. Yes to similar housing at the side of existing properties / not blocking views or access.

Current infrastructure not suitable for level of proposed dwellings.

Further strain on overstretched and diminishing services i.e. health, education, council services and emergency services.

Light and noise pollution.

Alter semi-rural nature of the area.

Increased level of traffic flow on to local roads and motorway which, at peak times, are already heavily congested with many side roads in poor conditions, where is the ever diminishing funding coming from?

Any minor development to the area north of Sandyhurst Lane must be restricted to single residential houses of a style depicted in the current BA&E Parish Design Statement.

Future development is inevitable, but the residents, public & voters must have their say, be listened to and their views adopted.

As a compromise we suggest small groups, 10 to 20 max, of houses/bungalows spread throughout the Parish.

If the area marked as BAE1 on the BA Ward Plan was developed as suggested, we must expect new Roads, traffic congestion, the loss of local wildlife which are numerous etc. road widening, street lighting, more pressure on doctor's surgery.

If developments do go ahead it is important to minimise the impact on the current environment by maintaining and incorporating mature trees and buildings of interest and character (i.e. farmhouse) into the proposed scheme. This is beneficial for both current and new residents.

We also feel strongly that the character of the borough be preserved and protected as otherwise Ashford will just become one big housing estate, that eats up are of distinct character such as Eastwell and Boughton Aluph.

Local residents need green spaces they can access to walk dogs etc. Currently the footpaths at the back of Lenacre Farm that lead through to the playing fields are one of the only places you can do this. So please strongly oppose developments in this area.

Application submitted on their behalf by Planning Perspectives, London for permission to be included in the Ashford Plan.

Not anticipating the application to be successful. Believes Winston Michael is supportive.

Wants an open, constructive dialogue with local residents regarding any development to address concerns and with emphasis on standards.

Potential to open up the land for self-builds / sheltered housing etc.

Traffic would be increased in Sandyhurst Lane.

Sandyhurst Lane/Lenacre Street line should definitely be maintained. It is a well defined and supported, as I understand, by a well argued case.

Not familiar with Chilmington/Cheeseman's Green area so nothing meaningful to say.

In favour of development, provided valid local objectives are taken into account.

I wish to support developments and object when there are strong sound arguments against such.

Am totally against building on green field sites.

One of the reasons we moved to Lenacre Street are the fantastic views and peace. Any developments at Lenacre Hall Farm would be a massive kick to ourselves and other residents in Lenacre Street.

When there is so much land that has been undeveloped between Asda and the Orbital and over to Park Farm, why planners feel it is necessary to target areas of natural beauty such as Sandyhurst Lane? When we moved in to our property 11 years ago we submitted plans for consultation for an extension which we were told would not be approved as we overlooked an area of natural beauty. If a single storey extension could not be approved why would they consider a whole estate?

I would like to know what the basis for the additional 30,000 homes over the next 20 years is being driven from. Is it just because 'the Government said so' and because Ashford is seen as a growth Town? If this is the case then more efforts should be placed on the actual Town. There are too many empty shops and not enough 'quality' shops to cater for an extra 60-90,000 people. So, whilst I would welcome development, as I don't believe we should stand still, I would question where and what we develop.

Prefer no development but if added - very small development 4-6 houses in keeping with the area and size of properties.

If it is inevitable that developments go ahead in Westwell Lane, it is imperative that property designs are sympathetic to the local housing and not the normal 3-storey townhouses that have blighted Ashford.

Insufficient foul water drainage.

Future developments should include mains drainage with existing properties not just plonk new houses on a piece of land making older houses drop in price.

We feel we have been persecuted in recent times with the construction of the M20 and high speed line and through Operation Stack which have collectively devalued properties in this rural & peaceful community after living here for 45 years.

Ashford has enough development sites identified and in the pipeline to meet the most optimistic jobs led housing needs until after 2030.

Definitely no development of Ashford Golf Club

Supporting amenities, eg hospital, are already bursting capacity.

Sandyhurst Lane is not suited to additional traffic this massive development would cause. This area's present situation makes it attractive for those of us who wish to be away from the urban town.

Do not want houses in the Lane, especially if it means using people's back gardens.

Developments around Sandyhurst Lane & Westwell would also increase traffic to an unbearable level in Lane which can only just cope now.

Transport infrastructure: Sandyhurst Lane is at its full potential now - too narrow & winding, unlit, no footpaths etc. Access to A251 & A20 is laughable, also accidents at A20. No mains drainage.

Keep countryside & farmland to protect wildlife.

New homes in this area are not necessarily good – reduces house prices and builds up area to defeat object of moving into areas such as Sandyhurst Lane.

1. We strongly agree that Sandyhurst Lane should be maintained as a barrier for further development to the North of Ashford.
2. We strongly agree that all future development should be restricted to brown field sites and green spaces should be protected at all costs.
3. We are not in favour of any development in or near to the lane. The rationale is that this is a mature environment and development would not be in keeping with the location, the access points at either end of the lane already show signs of strain at peak times and could not reasonably sustain further traffic flows, the lane has no foot paths and additional traffic would represent an unacceptable increase in risk to pedestrians, finally the green spaces in particular the golf course represent areas of refuge for flora and fauna including bats which would be adversely impacted.

Having reviewed the proposed areas for development listed I am quite frankly shocked and dismayed by the proposers apparent willingness to concrete over the garden of England, and the very areas the make Ashford a pleasant place for all. It is very apparent that the proposers are driven by financial gains, and have no regard for current and future generations who will pay the price for their avarice. I have lived and worked in Ashford for a number of years and accept the need for change and growth in housing, however it is clear from developments at the old Railway Works, and Charter House that this can be economically achieved without carving up the countryside. There are numerous brown field sites closer to town which I am sure would be ripe for development, would improve the town, and are conveniently located for modern living, close to travel infrastructure as well as shops and other facilities.

Ashford Council are to be applauded for their focus on sites nearer the town centre! I my opinion encouraging people to live within walking distance of the town centre is a strategy which will guarantee the economic future of the town, and businesses located therein.

Sandyhurst Lane a rat run, can't handle traffic. The golf course is the only such amenity & provides a green buffer, these need to be maintained before Ashford and local areas vanish under concrete and no diddy's at any cost.

We do not want gypsy sites!

Very difficult decisions! Worried about traffic in all the lanes. Will the lanes be widened? End of feel of countryside? Small build for very local population only.

If the desirability of the Lane is to be preserved, development north of the Lane should be kept to a minimum.

In more populated sites, we need to work harder to preserve our green spaces and agricultural land. More and more woodland and greenery is being lost in Ashford, look at the land near the Warren, development is starting to ruin that area and is impacting on the natural wildlife there too.

We feel there is no harm in limited development in or just off Sandyhurst Lane

On all brown field sites first. Not the developers easy option of green field sites. Volume of traffic & ? In Sandyhurst should be restricted to 20 mph.

Is it really to fulfil a local need or developers pockets?

With planning permission granted for houses on Sandyhurst Farm fields (Bockhanger Estate) behind the environmental screening I don't think any more green field sites should be used.

We do not need any more houses!!! And certainly not in our area.