

Ashford Borough Council Planning Application number 17/01613/AS

Land at Lenacre Hall Farm, Sandyhurst Lane Boughton Aluph, Kent

Further objection comments

Sandyhurst Lane Residents' Association (SLRA) has been active for over thirty years representing the collective interests of the residents of Sandyhurst Lane and all adjacent roads, which constitute its neighbourhood of 340 dwellings. The mission statement of the Association is *"Protecting the rural character of Sandyhurst Lane and the adjoining area"*.

In addition to its opposition, as set out in its earlier consultation responses dated 22nd November 2017 and 24th September 2018, the SLRA continues to OPPOSE this amended application on the following grounds:

Unnecessary

The joint Inspectors' Report on the Examination of the Local Plan 2030 finds the Plan together with its Main Modifications (MM) sound, adequately meeting development and land supply needs.

MM3 amends ***Policy SP2 - The Strategic Approach to Housing Delivery*** to reduce the scale of development in the rural areas.

Lenacre Hall Farm was appraised under SHEELA and the Boughton Aluph & Eastwell (BA&E) Neighbourhood Plan and proved unsustainable.

It was therefore not included in either the emerging draft Local Plan nor in the published Main Modifications thereto.

This site must therefore be considered as Windfall

MM3, para 3.25, implies that the Plan provides an adequacy of anticipated windfall sites provision from sites already with planning approval on 1st April 2018.

The Inspectors' Report on the Local Plan supports this premise and states in para 62 that: ***...there is no need to look to allocate further sites.***

Para 138 also states: ***In light of the housing requirement and supply, there is no justification for the delivery of housing in unsuitable and unsustainable locations.***

Development of this greenfield site is therefore unnecessary

Unsustainable

If re-submitted for consideration as Windfall beyond 2022 the SLRA argues:

The emerging BA&E Neighbourhood Plan appraisal shows this site fails to meet the sustainability criteria required for a large Residential Windfall Development in the Countryside and is currently excluded from that Plan.

Inappropriate

The changes proposed in this amendment increase the housing density adjacent to existing properties in Lenacre Street and the proposed dwellings are out of character with the existing built environment.

Environmentally damaging

The amendments to this application fail to address our earlier environmental concerns.

For all the above reasons the SLRA OPPOSES this application

14 January 2019