



Antony C Bartlett MSc MIBA
Chair
Ewe Cottage
Westwell Lane
Ashford
TN26 1JA
Tel: 01233 611639

8th October 2021

Trinity Lakes Consultation

Sandyhurst Lane Residents' Association (SLRA) has been active for over thirty years representing the collective interests of the residents of Sandyhurst Lane, Ashford 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".

With this imperative in mind we welcome this opportunity to again express our views on the latest S20 Eureka Park (Trinity Lakes) development proposal.

Although we, as an organisation, were not included in the Consultation invitations, we thank Quadrant Estates for at least partially complying with our request to ensure that any public consultation should embrace the widest community rather than just those properties immediately affected.

We do, however, know the views of many of the wider affected community are still unheard and that, by using the COVID – 19 pandemic as an excuse to constrain the scope of their Consultation, despite changing HMG access guidance, a further segment of our community, those without access to good internet or for whom the use of on-line interactions is unwelcome are also disenfranchised.

As the impact on the community of a development of this scale cannot be overstated, the SLRA proposes:

- **to redress this inconsistency Quadrant ratifies the conclusions from this consultation with a new, open, public exhibition and debate.**

The SLRA is pleased to acknowledge that the development as proposed in the Consultation:

- is scaled back from that outlined in the Scoping Document with a confirmed reduction in the number and density of residential development and as such, complies with Policy S20 in the Adopted Local Plan.
- undertakes to provide the required generous landscape buffer behind the bounding properties along Sandyhurst Lane.
- proposes to neutralise the nutrient load it generates through the adoption of incorporated wetlands.
- confirms no permitted vehicular access (except emergency vehicles) into Sandyhurst Lane.
- encourages walking and cycling routes into the Lane by maintaining the existing, and adding an additional, Public Rights of Way.

The SLRA feels it imperative that, to ensure continuing compliance to all the above, the developers, and/or their successors must reaffirm in any planning application, outline or reserved, that:

- **The above undertakings are retained.**
- **The proposed master planning group shall include representation from the local parish, town and district councils and representatives of affected resident, community, and environmental groups. (Adopted Local Plan policies ENV 3,4,5)**
- **The scope of the landscape buffer between any S20 development and the nearest boundary to any existing premises in Sandyhurst Lane is defined and shall be not less in width than that committed to by DHA Planning to a resident, stating “A substantial buffer of approximately 30m in width will be located to the edge of the site which borders Sandyhurst Lane, with an additional 10m provided between the edge of this buffer and the rear gardens of properties along Sandyhurst Lane”.**
- **All access points to Sandyhurst Lane are adequately secured to prevent vehicular (except Emergency) access and misuse.**
- **The design and orientation of the site shall be such as to minimise the impact on the neighbouring Kent Downs AONB and the residential amenity of neighbouring occupiers is preserved. (Adopted Local Plan policies ENV3,5)**
- **Design standards for both commercial and residential properties are such as to mitigate the visual landscape, environmental, chemical, and light pollution impacts of the development on neighbouring occupiers. (Adopted Local Plan policies ENV 4,5)**
- **Robust mechanisms are put in place by Ashford Borough Council, the Environment Agency, and the developers to measure, monitor, protect and enforce ongoing compliance of environmental and planning conditions in the face of any external pressures.**

Additionally, the SLRA considers that the development will generate an increase in pedestrian and cycle traffic and vehicle parking in and along Sandyhurst Lane and that the further increase in vehicular traffic exiting from the development into Trinity Road will further exacerbate the use of Sandyhurst Lane, a secondary rural road, as a rat run.

The SLRA further proposes:

- **The developer makes a proportionate financial contribution to support any KCC approved traffic calming and parking management measures in Sandyhurst Lane through its S106 contributions (Adopted Local Plan policies TRA5, 6 and 7)**

Finally, we would restate our plea to Quadrant Estates to use the opportunity that this development presents to press National Highways (previously Highways England) to expediate noise abatement measures on the local stretch of the M20 motorway.

A C Bartlett
Chair
Sandyhurst Lane Residents' Association