

From: Sandyhurst Lane Residents' Association <info@sandyhurst.co.uk>
Sent: 16 July 2020 23:54
To: Members of Sandyhurst Lane Residents' Association
Subject: Further SLRA action against Eureka Park proposals

Further to the letter which was published in last week's Kent Messenger, the SLRA has now written to Simon Cole, Spatial Planning Manager at Ashford Borough Council, raising concerns about the recently published proposals for the Eureka Park development and the information contained in Simon's recent letter to local ward

councillors. The SLRA letter reads as follows:

Dear Simon

We are pleased to learn from Ward Councillors that further dialogue is planned between ABC and the developers of Eureka Park on the scope of the proposed development and its compliance with the Adopted Local Plan.

As you know the SLRA was originally unopposed to this development and Policy S20 but remind you that our complicity was contingent on both the provision and retention of the "generous landscaped buffer to residential properties along Sandyhurst Lane" and that "Vehicular access to the site shall be provided from Trinity Road only" i.e. NO vehicle access (except emergency vehicles) was permitted to/from the Lane. What we have seen and heard casts this into doubt.

We are concerned to learn that Quadrant "are intending to launch a public consultation exercise on their emerging ideas very shortly." and that this "will

involve a leaflet drop to around 700 households in the vicinity of the site, including along parts of Sandyhurst Lane".

This raises three issues.

The first is its timing. We are in a period of unprecedented uncertainty - spontaneous holidays, school reopening, a disrupted economy and even the risk of a further lockdown, which a household leaflet distribution could exacerbate. For the results of such a consultation to truly reflect the views of the residents its timing and engagement processes must be very carefully considered.

The second is that ALL the households in Sandyhurst Lane and its environs will be equally affected by vehicular access being allowed into Sandyhurst Lane. They must all be consulted.

Despite recently decreased vehicle use, the increases in walking and cycling resulting from HMG advice during lockdown has demonstrated how difficult, and potentially unsafe, is "shared use" of Sandyhurst Lane. The consultation must therefore explore what mitigating steps are necessary by the developers to ensure "pedestrian and cycle routes throughout the development with connections to Sandyhurst Lane and existing routes" can be safely provided.

Best regards

Tony Bartlett
Chair - Sandhurst Lane Residents Association