

# Online Comments Form

## Application Details

App No: 21/00624/AS

Location: Land south east of Bridge Close, Appledore Road, Woodchurch, Kent

Proposal: Development of 33 dwellings, new access, parking and associated landscaping including 40% affordable housing and self build plot(s).

## Person and Comment Details

Name: Woodchurch Parish Council

Address: Woodchurch ASHFORD Kent TN26 1HX

Action: Objecting

Created On: 24/06/2021 14:48:19

## Comments

WOODCHURCH PARISH COUNCIL

CLERK: MRS J M BATT

KEG BARN, HORNASH LANE, SHADOXHURST,

ASHFORD, KENT TN26 1HX

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18 June 2021

Land South East of Bridge Close, Appledore Road, Woodchurch

Planning Application 21/00624/AS

Development of 33 Dwellings, New Access, Parking & Associated Landscaping

Holding Objection

The Woodchurch Parish Council (PC) are fundamentally in agreement with the above scheme and wish to congratulate the developer, Mr Jon Neville of Millwood Designer Homes in the provision of a reasonably well thought out scheme that looks to address the three sustainable development objectives (economic, social and environmental). We were particularly pleased that the developer took the time to consult the local community and Parish Council.

However, the Woodchurch Parish Council do have a number of elements that we would like to see clarified and available for public review, prior to final approval of the proposed development (i.e., a holding objection). The points we request to be clarified are listed (not by priority) below:

- Potential for overdevelopment of site S62
- Implementation of affordable housing scheme
- Affordable/social dwelling integration layout
- SuDs: Emergency operation of the planned Attenuation Pond
- Foul water drainage Southern Water Capacity Check
- Geotechnical & Geochemical intrusive investigation
- Road adoption plan
- Draft developers S106 plan
- Woodchurch PC are also requesting a S106 agreement
- KCC education department comments (S106?)
- Fencing plan to ensure safety
- Dark Sky's SPD plan
- Carbon neutral action plan
- Road naming programme

The above bullet points are justified within the following paragraphs:

1. While the proposed development is within the environs of the site presented in Policy S62 within ABC's Ashford Local Plan 2030, the proposed development does not cover the full 1.7ha designated site. The development site comprises 1.17 ha., some 70% of the Policy S62 area. This suggests that the current residential development proposal is approximately 23% more dense than originally envisaged. It is not yet clear who owns the remaining 0.53ha's or if it intended to be used for future development. Further clarification is requested to ensure that the S62 site is not overdeveloped.

2. The development proposal includes 40% affordable housing (as per the Affordable Housing SPD (March 2009)) and 60% private market housing which equates to 13 affordable units and 20 private units. The submission does not clarify how the affordable housing element will be managed and fully achieved.

The developer's attention is consequently drawn to the fact that "Rural England" currently operate a shared ownership scheme within the adjacent Bridge Close properties. The Government has also relaunched its "Own Your Home" campaign website and toolkit (<https://www.ownyourhome.gov.uk>) which includes the new government supported "First Homes" scheme.

3. Following the November 2020 publication of the government's policy White Paper on social housing, "The charter for social housing residents", Para 128, "It is vital that social housing is treated as an integral and valued part of our housing system, rather than being separated or segregated from other forms of housing". As highlighted by Mr Trevor Ford, ABC Environmental Protection on the 19/04/21, the Woodchurch PC would also like to see the "affordable/social housing" dwellings spread throughout the site rather than only positioned within the South Western corner of the development, predominately adjacent to existing residential dwellings in Bridge Close (Ref Unit Mix Plan, amended design drawing, uploaded 20th May).

4. While the Woodchurch PC support the SuDS design for surface water attenuation using a newly formed pond to be formed East of the site adjacent to the Appledore Road, the overflow from this facility is understood to be via a 300mm pipe to the ditch on the northern boundary. In periods of high rainfall and/or pipe blockage, local flooding is potentially possible. We would consequently like to see a better designed emergency overflow scheme to obviate any local future flooding problems within this section of Woodchurch village.

5. The developments foul drainage will potentially drain to a new on-site pumping station before discharging to the existing foul drainage network and/or Woodchurch sewerage facility. As there have been reports of foul water problems occurring within the southern section of Woodchurch Village during winter months, the developer was verbally requested during Woodchurch PC meeting on the 22nd February 2021, to undertake a "South Water Capacity Check" to validate that the new development will not overwhelm Woodchurch's current foul drainage capacity. This report is not evident within the planning application documents.

6. Only a Phase I geotechnical desktop study has been undertaken to date. In accordance with BS5930 Code of Practice for Ground Investigations, a more detailed intrusive geotechnical site investigation would be expected.

7. Section 8 of the application form states that the internal site access road is to be put forward for adoption by the local highway authority. However, no drawing showing the intended extent of the adoptable area has been presented within the planning application. To obviate KCC rejection and unforeseen future Woodchurch resident expense, we suggest that the extent of the road and its subgrade design should be clarified and agreed with KCC prior to potential planning approval.

8. The current planning application is not accompanied by a draft S106 Agreement. However, it is understood that the developer does intend to submit a draft S106 Agreement during the processing of the planning application. The woodchurch PC request that this is brought forward.

9. The Woodchurch PC also request that a S106 agreement is put in place with respect to the management of the amenity area and other green spaces. It is currently not clear in the application how this will be achieved.

10. As the potential development project will generate additional children numbers wanting to go to Woodchurch Primary School, the PC would like to see the KCC education department comments on the planning application.

11. Woodchurch PC would like to see a fencing plan, especially adjacent to the proposed children's play area, retention pond and Appledore Road to ensure resident and child safety.

12. The Dark sky's SPD is only mentioned briefly within the planning submission. More detail is needed.

13. Following ABC incitive to adopt a draft carbon neutral action plan to achieve carbon neutrality within the council's own estate and operations by 2030, and potentially achieving an Ashford wide carbon neutrality before 2050, the Woodchurch PC would like to see plans included for individual electrical car charging points, solar panels, etc.

14. Finally, should the development go ahead, Woodchurch PC respectfully request that they are consulted on the naming of the access road/s.

Woodchurch Parish Council.

17th July 2021.