

Representation Form

This form should be used to comment on the Tenterden and Rural Sites Development Plan Document (DPD) Issues and Options Report only

For office use only

Reference No:

Date received:

The preferred method for receiving comments is by using the consultation portal on the Council's website. You can register to access the consultation portal at: www.ashford.gov.uk/consult. Entering your comments by using the portal is quick and easy and instructions are provided on the website. If you are unable to use the on-line method of submitting comments you may still submit comments by using this form.

For your comment to be valid please return by Friday 11th July 2008

Please use a separate form for each comment you wish to make

A 'Guidance Note for Submitting Representations' accompanies this form, and will provide information and instructions on how to complete it.

1. Name of individual: T. and J. Gotke
 Organisation (where relevant):
 Address: Court Lodge Farm, Orlestone, Hamstreet,
Ashford, Kent Postcode: TN26 2EB
 Email address: Daytime Tel. No:

2. If an agent has been appointed to act on your behalf please give the agent's details
 Name: Hobbs Parker Property Consultants LLP
 Address: Romney House, Monument Way, Orbital Park,
Ashford, Kent Postcode: TN24 0HB
 Email address: david.jarmar@hobbsparker.co.uk Daytime Tel. No: 01233 506201

3. Please indicate whether you support, object or consider there to be an omission from the contents of the Issues and Options Report?

Support

e.g. ✓

Object

Omission

	✓	
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4. Which part of the report does your comment relate to?

Paragraph

e.g. 23.6

Question

e.g. 16

Issues

e.g. G3

HAMO1 16.16 - 16.18		
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5. Your Comments

Please state fully and clearly below the grounds of your objection or support:

See attached sheet.

(Attach additional sheets is necessary)

6. Signature:



Date:

11th July 2008

Data Protection Statement: The information collected will be processed in accordance with the Data Protection Act 1998. Copies of representations will be made available for public inspection, and cannot be treated as confidential. They will also be available to view on the Councils consultation portal – through the website.

ALL RESPONSES MUST BE RECEIVED BY 5:00PM, FRIDAY 11th JULY 2008

Ashford Borough Council may not accept your representation if it is received later than this date.

Once completed, all forms should be sent to the following address: **Planning Policy Team, Planning and Development Unit, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL.**

Large print copies, audio and Braille versions of this document are available by telephoning Planning and Development on (01233) 330229

THANK YOU FOR YOUR INTEREST IN THIS CONSULTATION DOCUMENT

Proposed Mixed Use Development, Land to the East of Ashford Road and North of St Mary's Close, Hamstreet, Ashford

(Site Reference HAM01)

- 1 This detailed site submission is put forward on behalf of T & G Gotke, as a formal comment on the Ashford Borough Local Development Framework, Tenterden and Rural Sites DPD Issues and Options Report.
- 2 The land put forward (shown on attached site location plan) has a total area of 8.25 hectares (20.37 acres). It is considered that there is potential for a mixed use development, as further specified below, on the southern half of this site, taking account of site topography. There may be scope for open uses of land on part of the northern part of the site.
- 3 The planning policy context for consideration of this site submission is set by the Core Strategy adopted 10th July 2008, incorporating the changes recommended by the Inspector; in summary, these include:
 - Sites to be allocated for new housing development at Hamstreet for 110 dwellings.
 - Benefits highlighted of new sites for employment in villages, subject to detailed consideration for each settlement.
 - Consideration should also be given to social and community facilities.
- 4 Account has been taken of comments in Chapter 16, Hamstreet, of the Issues and Options Report; our proposals are cross referenced to these comments, where appropriate.
- 5 The mixed use development proposal includes:
 - Residential development for up to 60 dwellings
 - Small office units
 - The provision of playing fields for Hamstreet Primary School
 - The provision of car parking for Hamstreet Primary School
 - Traffic management measures

- Public open space
 - Proposals for enhancement of bio-diversity/ecological interest
- 6 With regard to the proposal for **residential development** the number of dwellings proposed (in excess of 15) would bring the proposal within the requirement for affordable housing at a rate of 35%. Accordingly, the development would make a significant contribution to the need for affordable housing in the village (affordable housing provision favoured by Village Workshop Paragraph 16.30).
 - 7 Residential development on this scale offers scope for an exemplar development, in terms of sustainable construction methods; including recycling of rainwater, and grey water; and onsite energy generation (potential methods including solar power, and use of ground source heat pumps).
 - 8 With regard to the **mix of dwelling types**, the views expressed by the Village Workshops concerning the desirability of providing smaller houses (Paragraph 16.5) and housing for elderly persons (Paragraph 16.8) are noted, and will be taken into account in the preparation of detailed proposals.
 - 9 The support of some participants at the workshop for housing at this site to pay for new facilities (playing fields and car parking) is noted (see Paragraph 16.18).
 - 10 With regard to the proposal for **local employment**, the principle of village employment is supported by the Inspector's Recommendations on the Core Strategy, as noted above; the provision of workshop or small office units on the outskirts of the village is supported by the workshop meeting (Paragraph 16.10). Given the location of the site, opposite Hamstreet Primary School, it is considered that office units, rather than workshops, would be appropriate. The location of the site, adjoining Ashford Road, and close to the railway station, is considered to constitute a particularly sustainable location for new employment development of this type.
 - 11 With regard to the proposal for **playing fields** for the village school, this has been identified as a long standing requirement; noted at Paragraph 16.2. Subject to detailed site planning considerations, it is anticipated that playing field provision could be of the order of 1.2–1.6 hectares (3-4 acres).
 - 12 The primary school also has a requirement for **additional car parking**, incorporating a dropping off and turning area, for pupils arriving at the school. The mixed use development proposal includes the provision of car parking, in a convenient location, within the site, to meet this requirement.
 - 13 It is considered that it would be appropriate for the mixed use development to incorporate **public**

open space to serve the needs of the development itself; it is noted that other recent residential development in the village has not made such provision (see Paragraph 16.7).

- 14 The proposed mixed use development will include appropriate **traffic management measures**; this could include the provision of traffic calming measures, outside the primary school (as supported in paragraph 16.13 of the Workshop Report).
- 15 The site is presently in intensive agricultural use. It includes a wooded site frontage, and adjoins woodlands immediately to the north. In conjunction with the mixed use development proposals there is the opportunity for **enhancement of bio-diversity**, through the provision of appropriate green spaces within the development itself, and management measures for adjoining land. As a consequence, the bio-diversity interest of the site, and its surroundings, would be enhanced by the proposed mixed use development.
- 16 In summary, the proposed mixed use development would provide for a range of uses, all of which are necessary for the small scale growth of the village, in the most sustainable manner; the site is considered to constitute a particularly sustainable location for the development proposed, given its proximity to the railway station, village school, and other village facilities.