

APPENDIX A

Minutes of Challock Community Workshop 5 March 2009



Challock Community Workshop

Notes of the Challock Community Workshop held in Challock Village Hall on the **5th March 2009**

Present:

16 attendees

Also Present:

Senior Policy Planner, Daniel Carter; Policy Planner, Danielle Brough; DC Planning Officer, Oliver Peel
Independent Workshop Facilitator, Keith Nicholson

The Workshop began with an introduction from Keith Nicholson.

The introduction

-outlined the key steps the Planning Department had undertaken to date with regard to the preparation of the Tenterden and Rural sites Development Plan Document.

-explained the format of the workshop exercise

Daniel Carter (DC) then introduced the wider Policy Context of CS6. Please see pages 31-39 in the ABC Adopted Core Strategy. DC then explained the inclusion of Challock as a Tier 3 settlement in the LDF Core Strategy and that Challock was not included in Tier 3 because it scored highly in the matrix, but was included due to the wishes of the local people.

It was also explained that when selecting site allocations from Tier 3, the best sites would be selected from across Tier 3 and therefore, some settlements may not receive any allocations.

Workshop Exercise:

No. of workshop break-out Groups: 1

Key Themes Identified by the Groups-

The workshop attendees made it clear that the village of Challock would require some new housing over the coming years, so that the village was allowed to grow in a natural way seen throughout the villages history, and would not be allowed stagnate.

The sporadic and spread-out nature of the village make it difficult to identify the village confines and the village envelope. OP explained the view of the council with regards to planning applications and the village confines. DC then explained that site allocations within the LDF didn't necessarily need to be within the existing confines, but could be adjacent.

Many of the attendees at the workshop expressed their desire to have local needs housing within the village. Some of the workshop attendees were residents who wished to have the local needs housing. DC explained the existing local needs housing policy, which doesn't allow for the allocation of local needs sites but does allow them to occur on exception sites through the Development Control system. It was also explained by DC that local needs housing is managed by means of a waiting list and therefore it was explained that local needs housing could not be granted for particular residents or families.

Planning Officers views on the site submissions, please note that these opinions are not the view of the Councils', but will be put forward as recommendations by the planning officers.

CHAL01:

The Southern section of the site was ruled-out for development, as it was felt it protruded too far into the countryside. The site was also not favoured due to the poor access road servicing the site, The Lees and the potential to create backland development. It was identified that the small piece of land between Tanglewood Lodge and Vic-Est had some potential, but would not fit 5 units.

CHAL02:

This site was favoured by the planners as it was seen as centrally located and access could be achieved off of the Canterbury Road. However, a strong dislike of this site was expressed by the workshop attendees, as this site provided the view into the centre of the village. The planners noted this strong view.

CHAL03:

The Southern section of the site was ruled-out for development, as it was felt it protruded too far into the countryside. The site was also not favoured, due to the poor access road servicing the site, The Lees. However, the workshop attendees felt that the northwestern area, directly adjacent to the Lees offered some potential and it was agreed by the Planners that they would reassess this area of the site.

CHAL04:

This site was ruled out for site allocation as it was not well related to the centre of the village.

CHAL05:

This site was ruled out for site allocation as it was not well related to the centre of the village.

CHAL06:

The ABC planners identified that this site had some potential as a site allocation, due to its relative proximity to the village centre and because it was adjacent to the Orchard Lane local needs housing. This existence of the Local needs housing had changed the built form of this part of the village and thus, development in this area would not be out of place.

CHAL07:

This site was ruled out for site allocation as it was not well related to the centre of the village.

CHAL08:

This site was not chosen as it was felt that it was moving the village in a northerly direction away from the centre. It was felt that the small piece of land adjacent to the Canterbury Road would be acceptable, but this site already had planning permission.

CHAL09 and CHAL15:

These sites were not selected by the planners as they would demonstrate backland development and were not well-related to the village centre. However, the site was strongly favoured by the workshop attendees as it could accommodate 5 units and access could be achieved off of Mill Lane. The ABC planners agreed with these principles, however, they suggested that there were other sites within the village that followed planning policy guidelines better.

CHAL10:

This site was ruled out for development as it was not well related to the centre of the village and was also identified as an area of Scheduled Ancient Woodland.

CHAL11:

This site, to the rear of CHAL06 was not selected for development as it would be out of keeping with the area, with no other development extending that far north. Development this far north would also not be well related to the centre of the settlement and the size of the site would be out of character with the existing development. The workshop attendees stated that this site had little aesthetic value, as the ground was very flat. However, the planners didn't agree with this statement.

CHAL12:

The segments of this site directly adjacent to Church were seen to have some development potential. However, as they would not accommodate 5 units, it was felt that they should come forward as part of the Development Control process. The rear of the site had little potential, as it would constitute backland development of the properties on Church lane.

CHAL13:

Although this site is centrally located and within the village confines, it was felt that development of 5 units on this site would be difficult without backland

development of the properties and the church on The Lees. The front of the site, directly adjacent to the Lees, was felt to have some potential, but as it would not accommodate 5 units it would need to come forward as part of the Development Control process.

CHAL14:

This site was not selected as it was not well-related to the village centre and would not accommodate 5 units in a manor that would respect the existing development.

CHAL16:

This site was ruled out for site allocation as it was not well related to the village. However, the attendees pointed out that the site was located between existing buildings. DC explained that the site although near to other buildings, was located beyond a natural break in development from the main part of the village and was therefore, not well related.

The Council's planners confirmed that, on the basis of the work undertaken to date, the sites CHAL06 and CHAL02 had the most potential of the sites in Challock. However, CHAL02 was not favoured by the workshop attendees. It was also decided that the northwestern corner of CHAL03 would be reassessed by the Planners, as a strong feeling was expressed by the workshop attendees regarding the positive potential of the site.

In addition, it was explained at the workshop that the eventual site allocations in the Tenterden and Rural sites DPD would be selected from the best sites available across the whole of Tier 3, and therefore, it can't be confirmed at this early stage whether or not Challock would receive any site allocations.

The evening was concluded by DC, who outlined the Key next steps in the process of producing the Tenterden and Rural Development Plan Document. For further information regarding the timetable, please see the ABC Local Development Scheme (LDS)

<http://www.ashford.gov.uk/pdf/Revised%20LDS%20July%202008%20with%20GOSE%20Amendments.pdf>