

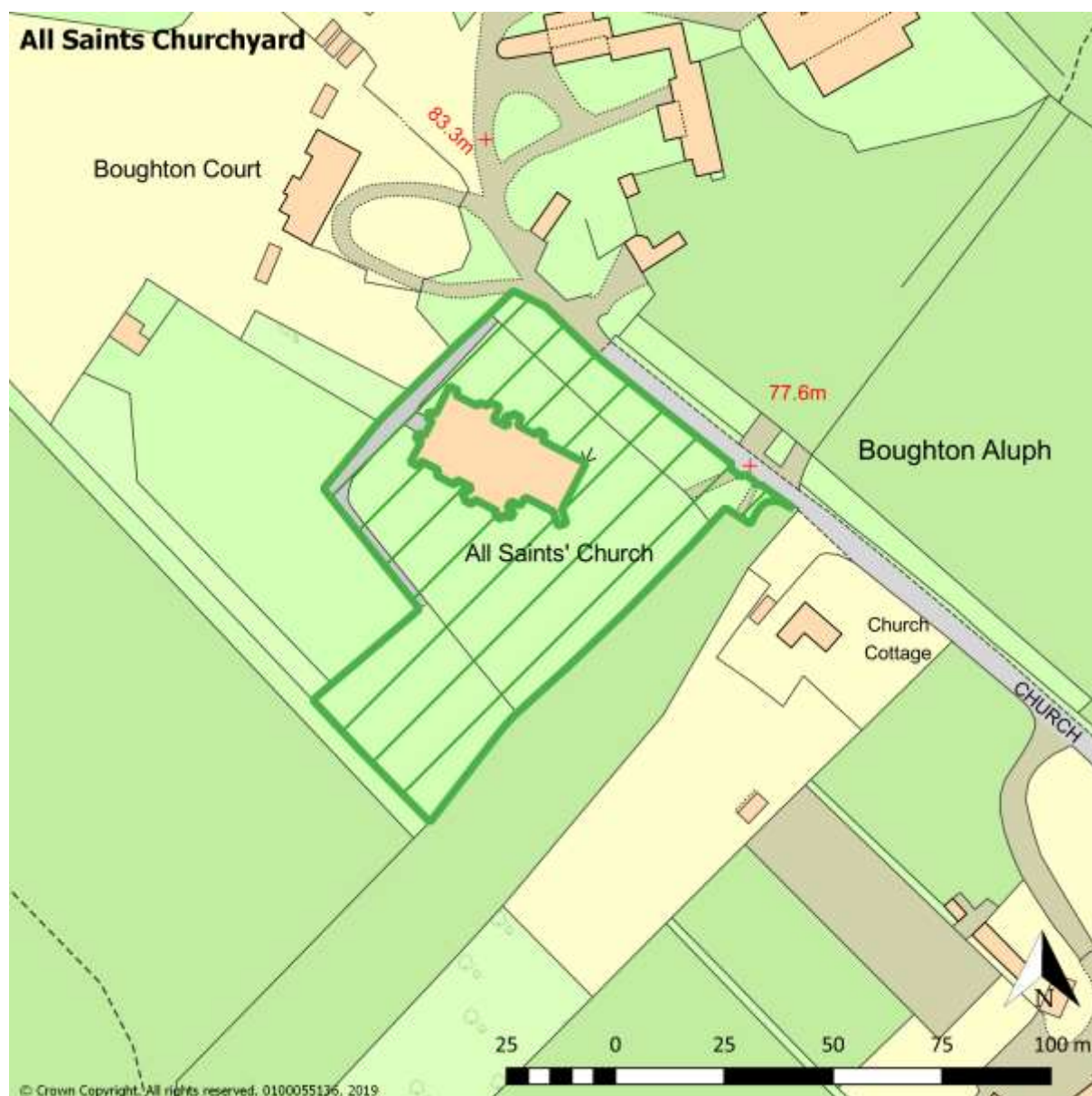
# Boughton Aluph & Eastwell Parishes Neighbourhood Plan

## Responses to questions 1-3 dated 18/1/21

### Question 1: Policy BAE NP2 (Protection of Local Green Space) (Page 28)

Shown below are revised maps 7 & 8 requested showing the Churchyards of All Saints & St Mary the Virgin excluding the Church buildings and their immediate curtilage.

St Mary the Virgin, Eastwell is a scheduled ancient monument. The ruins and Churchyard have been in the care of the independent charity Friends of Friendless Churches since 1980.



Map 7 – All Saints Churchyard, Boughton Aluph (LGS2)



Map 8 – St Mary the Virgin Churchyard, Eastwell (LGS3)

## Question 2: Re. Policy BAE NP4 (Residential Development on the periphery of Boughton Lees Built-Up Confines) (Page 42)

As requested by the Examiner, the Parish Council have considered supplementing Policy BAE NP4 by including the exceptions that may be permitted beyond the built-up confines (currently contained in the reasoned justification on pages 40 and 41). The Parish Council is aware that the Policy as worded is similar to that included in the made Rolvenden Neighbourhood Plan for Rolvenden Layne which is similarly excluded from the acceptance of proposals for residential development adjoining or close to the existing built up confines under the provisions of Local Plan Policy HOU5.

The Parish Council has also carefully considered including other categories of development within the Policy. Given the environmental constraints already set out in the Neighbourhood Plan, the existing buildings located at the periphery of Boughton Lees and the potential demand for new uses, the only additional exceptions which could come forward during the plan period are the conversion of suitable rural buildings to business uses. This would align with Ashford Local Plan Policy EMP4 - Conversions of Rural Buildings to Non-Residential Uses

These exceptions are consistent with those already contained within the NPPF and Local Plan and could be incorporated into the Policy as set out below should the Examiner consider this to be necessary (together with a corresponding reference to the conversion of suitable rural buildings to business uses in the reasoned justification):

**Policy BAE NP4 –Development on the periphery of Boughton Lees Built-Up Confines**

Development will not be permitted on the periphery of Boughton Lees outside of the built-up confines, as defined in Map 2 unless it comprises one of the following types of development:

- local needs housing
- rural worker accommodation
- re-use of a redundant or disused building for residential use
- a dwelling that is of exceptional quality or innovative design
- a replacement dwelling
- use of a heritage asset
- conversion of a suitable rural building to business use

**Question 3: Re. Policy BAE NP7 (Land at Eureka Place Local Centre) (Page 52) and Map 21 (Page 50)**

Local Plan Policy S20 allocates the Eureka Park site for a mix of commercial (around 20ha) and residential development (indicative capacity of 375 dwellings). The Local Plan makes it clear that the site plays an important role as the principal ‘higher-order’ business park for Ashford. The Local Plan states that there are already established B1 uses within a parkland setting and advocates B1 commercial building – making it clear that the site will not be appropriate for all types of employment uses such as B2 or B8 uses but that it is possible to broaden the scope of potential uses beyond just B1 office developments (for example, health care facilities or similar high quality services that complement the wider B1 office elements of the site).

Neighbourhood Plan Policy BAE NP7 seeks to reserve land adjoining Eureka Place for additional local shopping and service provision (Use Classes A and D),

The Parish Council is aware that, following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the Use Classes referred to in both Local Plan Policy S20 and Neighbourhood Plan Policy BAE NP7 are out of date.

The commercial development sought within Policy S20 is now incorporated within Use Class E - Commercial, Business and Service which includes office, research and development, any industrial process that can be carried out in any residential area without detriment to amenity and, for example, health or medical services. Thus, using the new Use Classes, Policy S20 allocates the Eureka Park site (including the site immediately to the south of Eureka Place Local Centre) for a mix of commercial (Use Class E) and residential (Use Class C3) development.

The uses sought by Neighbourhood Plan Policy BAE NP7 on land south of Eureka Place such as shops, cafes and restaurants, financial and professional services, health or medical services, nursery and day centre are now similarly grouped with Use Class E. Policy BAE NP7 as currently worded also enables residential uses (Use Class C3) on land south of Eureka Place. To remain consistent with the aim of Policy BAE NP7 following the revisions to use classes, policy wording could therefore only reserve the land south of Eureka Place for Class E and C3 uses.

On the face of it, neither the Borough Council nor the Parish Council are able to more precisely define the specific uses within the broad Use Classes E and C3 on land allocated by Policy S20, including on land south of Eureka Place. The Parish Council accepts that it can only now be through the masterplanning exercise that the precise function of each part of the site can be influenced.

Following the changes to the use classes and in accordance with a suggested amendment sought by the Borough Council in response to the Regulation 15 Neighbourhood Plan, the Parish Council would accept the deletion of the Proposed Expansion Site from Map 21 and the addition of reference in the supporting text to the ambition for additional local centre uses identified by local survey work on land south of Eureka Place and a wish for this to be addressed through the masterplanning stages. The following revised text and maps, or other similar appropriate wording could be incorporated into the Neighbourhood Plan to reflect these changes should the Examiner find this approach to be an acceptable way forward:

### **Eureka Place Local Centre**

The Eureka Place Local Centre (see Map 21) comprises a local square surrounded by shops and community services; a primary school and a community hall. All are located close to each other and provide the following services to the Goat Lees/ Eureka Park area:

#### **Shops** Pharmacy, offers prescription deliveries

- One Stop Shop, small supermarket

#### **Financial and Professional Service**

- Bookmaker

#### **Cafes and Restaurants**

- Indian restaurant, café and fast food takeaway outlets
- Cinnamon Spice
- Catch, Fish & Chip shop
- Eureka Café

#### **Public House**

- The Pheasant public house

#### **Hot Food Takeaway**

- Pizza Hut takeaway

#### **Nursery**

- Busy Bees

#### **Dentist**

- Easy Smile Dental Clinic

#### **Health Services**

- Ashford Community Mental Health Team and Kent Community Health Customer Care Team

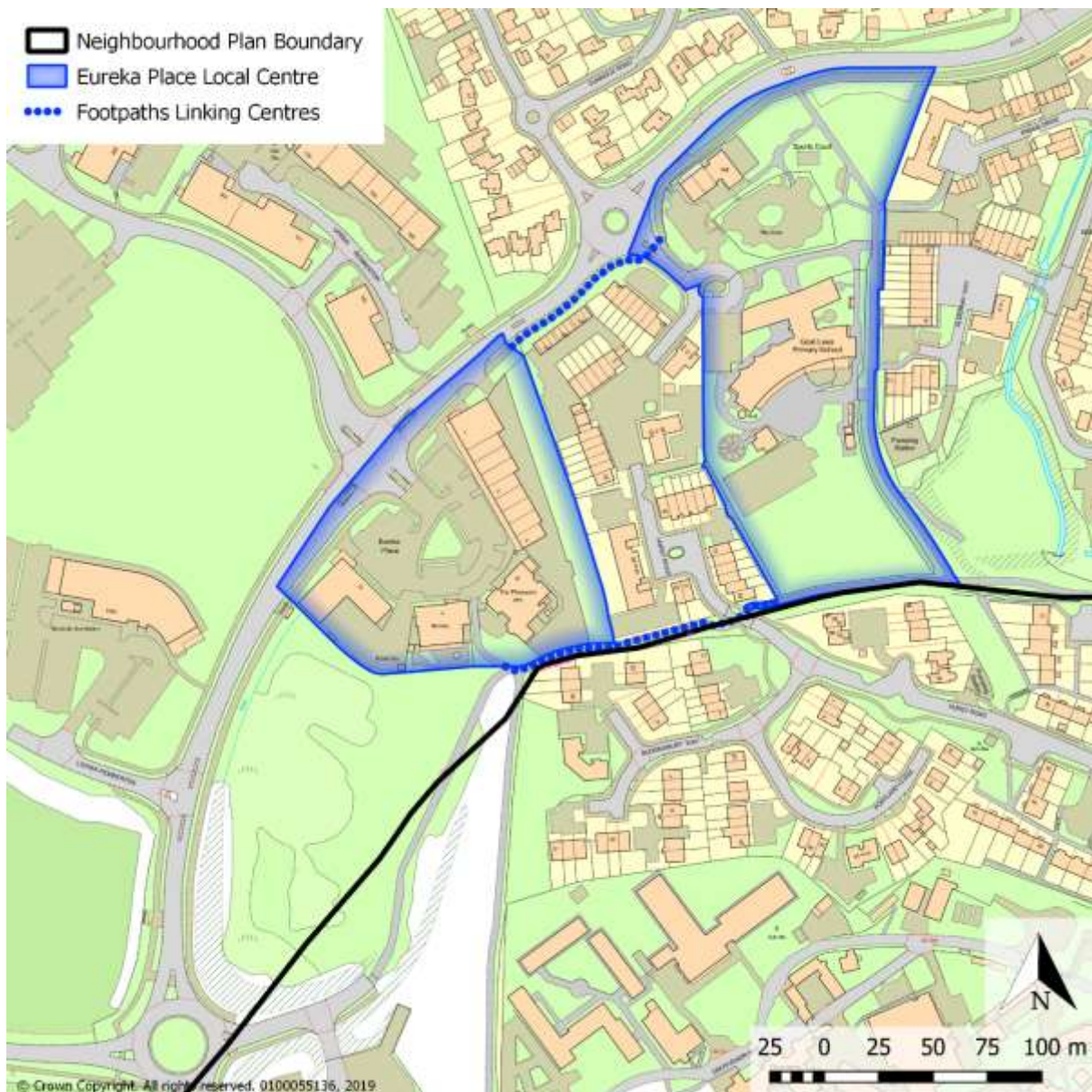
#### **Primary School**

- The Goat Lees Primary School

#### **Community Hall**

- Goat Lees, Community Hall

Convenient parking is also available but this becomes congested at times with significant staffing levels at the centre shared by the Mental Health and Dental Service; drop off and collection at the Nursery and overspill parking from the Eureka Business Park causing problems.



*Map 21 - Eureka Place Local Centre*

The NPPF states that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

Local Plan Policy EMP10 - Local Centres and Villages states that in local centres planning permission will be granted for additional shopping and service provision, where proposals are of a scale appropriate to the particular centre.

For uses other than cafes/ restaurants there is no alternative provision of a similar use within reasonable walking distance and such uses should be retained.

The centre provides a local focus for the Goat Lees/ Eureka Park area and the opportunity for sustainable pedestrian and cycle access and linked trips. Consultation on the Neighbourhood Plan issues has indicated the importance of the local facilities at the centre and there is support for the retention and enhancement of the range of shops and services found in the centre.

The ability to use a property for a range of uses without the need for planning permission has increased. Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, most of the uses within the Local Centre including shops, cafes and restaurants, financial and professional services, health or medical services, nursery and day centre fall within Class E. This allows flexibility for premises to pass from one use to another without the need for planning permission.

Nevertheless, the distance of the Eureka Place Local Centre from the town centre means that local convenience shops, together with other community services, are important to the sustainability of the Goat Lees/ Eureka Park area which they serve.

The Neighbourhood Plan seeks to maintain a range of local shops and services within Use Class E at Eureka Place Local Centre.

The proximity of Eureka Place Local Centre to the Local Plan allocation at Eureka Park means that the new strategic development is not expected to provide similar shop and community facilities on site as part of the new residential development. Rather, footpath links are to be created from the new development to Eureka Place.

Consultation with the range of businesses at Eureka Place revealed support for the proposed additional housing and businesses at Eureka Park with a majority of businesses foreseeing a need to expand their premises to meet the additional demand although currently limited by the availability of space. Generally local businesses would welcome a balance of new shops and services at Eureka Place as new residential development comes forward. There are no GP surgeries or Post Office located in the Parishes and the Household Survey indicates that these are the most sought after facilities. With further housing in the area there may be justification for a permanent or visiting surgery and the Parish Council will seek to stimulate interest in such provision.

The NPPF states that planning policies should plan positively for the provision and use of shared spaces and community facilities and ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

The site immediately to the south of Eureka Place Local Centre (Map 21a) provides a sustainable location for further shops, services and associated parking.



*Map 21a – Land South of Eureka Place Local Centre*

The site is located within the Eureka Park Local Plan allocation for a ‘higher-order’ business park for the town (Use Class E) and residential development (Use Class C3) and its future use should therefore be within such use classes. However, the mix of uses allowed within Use Class E includes shops and services and the Neighbourhood Plan expresses the ambition for additional local centre uses within Use Class E to be located on land to the south of Eureka Place Local Centre and for this to be addressed through the masterplanning stages for the wider site.



**Policy BAE NP7 – Land at Eureka Place Local Centre**

Within the Eureka Place Local Centre, as defined on Map 21:

- a) Extensions to existing shops and service units (Use Class E) will be permitted.
- b) A range of shops and services (Use Class E) and convenient car and cycle parking will be maintained.

Adequate car and cycle parking should be provided to serve the development.

Boughton Aluph and Eastwell Parish Council will participate in the Eureka Park master planning exercise.