

## WC 18/19 Sustainability Appraisal

Examination of Ashford Local Plan 2030  
Representor - Albert Poole  
Representor No. 30  
Tenterden Resident

### **Introduction**

1. I have been a resident of Tenterden for 28 years and know the local area.
2. Pope House Farm is within the parish of High Halden although it is located close to St Michaels Tenterden. Given its proximity to St Michaels, the site has access to a number of shops and services including primary school, convenience stores, petrol station, hardware store, pub and restaurant, golf club with leisure facilities. Also within a very short journey is the vibrant Town of Tenterden with a full range of Supermarkets and Businesses providing all of day to day needs.
3. Along with many of the residents of Tenterden we are all aware of the pressure to increase the amount of house building in the Borough and the Rural Districts. It is important to see Pope House Farm in the wider context of Tenterden. Tent 1A is under construction, Tent 1B is proposed to increase to 225 units and Tilden Gill has already been approved for 100 units. Any further development within the confines of Tenterden would create unsustainable issues with infrastructure and unacceptable traffic issues on the minor roads leading into Tenterden. Pope House Farm is along the A28 to the North of Tenterden and construction traffic and future commuter traffic will have less impact on Tenterden.
4. This development should have a positive impact on St Michaels and its small businesses both in the short and long term.
5. At the recent Site specific hearing which included S60 Pope House Farm the representative from High Halden Parish Council expressed no view regarding this site based on its proximity to Tenterden St Michaels as it will have limited impact on High Halden. The Tenterden Town Council representative welcomed the site proposal because it should reduce the pressure on Tenterden to accept more development within the confines of the Town which are unsustainable.
6. A close review of the comments made following the Main Changes to 2030 indicate that many of the comments made against S60 were from developers seeking to include their own omission sites in preference to this site. Overall there is local support for this site.
7. In attempting to make judgements about the Sustainability Appraisal by Ashford Borough Council I have looked at Wates comparison chart which was included with the comments on Pope House Farm during the Main Changes Consultation. As would be expected their scores for Pope House Farm were generally more negative than Ashford. eg Objective 2.2 Landscape, Objective 3.1 and 3.2 Cultural Heritage and Archaeology. 3.1 Town and District Centre Vitality. However their scores for their preferred site are consistently more positive when assessing similar features to those at Pope house Farm. This indicates that the scoring system is very subjective and can be manipulated to produce the desired outcome. There are invariably mitigating factors which will alter the score either positively or negatively.
8. Overall I concur with the scoring of Ashford Borough Council although in certain instances they have been more negative than perhaps they could have been and I have itemised these below.

## **2.1 Landscape.**

Is the site within or in the setting of an Area of Outstanding Natural Beauty?

The answer to these questions is no and this could as a result receive a score of 1.

## **6.3 Access to Services and Social Inclusion**

Is the site located in close proximity to a GP Surgery?

Whilst it is true that Ivy Court Surgery is 2.5km away visiting the surgery is for most people an infrequent requirement that journeys to the doctor and collecting prescriptions would be normally be combined with other activities in Tenterden. I feel the -2 score is not warranted. -1 is more appropriate.

## **6.2 and 6.4 Access to Services and Social Inclusion**

Is the site located in close proximity to a Local Centre/ Shop and Primary School?

Whilst individually these could not attract a higher whole score, combined they could add 1

With these adjustments the overall score could be increased to 8.

**In Summary i think the inclusion of Land at Pope House Farm (Site Ref: WC18 & 19) in the the Local Plan is the most appropriate for Tenterden and St Michaels and this is born out by the Sustainability Appraisal.**