

11 June 2018



Planning Policy
Ashford Borough Council
Tannery Lane
Ashford
TN23 1PL

By email to: planning.policy@ashford.gov.uk

Dear Sir/Madam,

**Local Plan 2030 Examination
ED/21 - Sustainability Appraisal for S60 - Pope House Farm**

Please find Scott Properties' comments in respect of ED21 set out below.

We agree that the site relates more to the settlement of St Michaels than High Halden, given it immediately abuts the settlement boundary and is within close proximity to the numerous services and facilities located within the village.

1.3 – the planning application that has been submitted in respect of the site includes additional planting to strengthen the existing trees and hedgerow, that would, once established, lead to a net increase in trees and hedgerow on the site. This score should therefore be amended to reflect the net gain in green infrastructure on the site.

1.4 – development of the site could result in the creation of new habitats through the extensive areas of public open space and the creation of a specific 'ecology zone', both of which have been included within the planning application submitted on the site. This is in addition to the tree and hedgerow planting included as part of the proposal, as referred to in the response at 1.3. The score for this objective should therefore be adjusted to reflect this.

2.2 – a Landscape and Visual Impact Assessment was commissioned in respect of the site and concludes that the proposals for development on the site would represent a similar scale and form of development to that already present in the wider landscape. It also states that the proposed residential development responds to and would be consistent with the form and scale of existing nearby residential properties and development. This score should be adjusted accordingly to reflect this.

2.3 – the eastern area of the site is well contained by established hedgerow and trees, which restricts views from the east and would therefore result in limited impact. The development has also been massed towards the southern and western parts of the site as per the Local Plan allocation guidelines, with the northern and eastern areas either at a far lower density or free from development entirely.

Oyster House | Suite 5
Severalls Lane
Colchester
Essex CO4 9PD
T: 01206 845845
www.mscott.co.uk

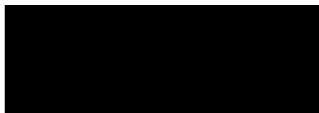
7.4 – development proposals on the site would result in the gain of local open space in the form of public open space. The application submitted on the site includes a sizeable area of open space and the score should therefore be amended to reflect the ability to deliver this through development of the site.

10.1 - The site contains disused farm buildings which are included within the site boundary of the Policy S60 allocation.

10.2 – the disused farm buildings, as mentioned in the response to 10.1, would be redeveloped as part of the proposals on site. This assessment incorrectly states that there is not potential to redevelop these buildings within the site. Policy S60 includes these buildings within the site allocation plan, and recently submitted development proposals on the site also make provision for the redevelopment of these buildings. The score for this objective should therefore be increased to reflect this.

If you require any additional information from us, please do not hesitate to contact me.

Yours faithfully



Richard Martin
Associate Director

T: 01206 848379

M: 07776 148361

E: richard@mscott.co.uk



