

WC 18 / 19: Sustainability Appraisal

Examination of Ashford Local Plan 2030
Representor - John Crawford
Representor Number - 515
Private Resident of Tenterden

Introduction

1. Thank you for the opportunity to comment on the site assessment for W18 & W19.
2. My view is from someone who lives in Tenterden and knows the locality well. (It is possible there will be one developer that will attempt to cast doubt on the site for commercial reasons.)

Summary

3. The description and conclusions are a reasonable reflection of the site and its locality.
4. On the whole the assessment is fair, though in some cases it is probably a bit too conservative in its scores.
5. Though the address is High Halden, the location is by St Michael's settlement. The actual parish boundaries should not be a barrier to selecting WC 18 / 19 (S60) as a suitable site. S106 negotiations can take place separately between relevant parties.
6. This site complies with policy HOU5. It is at the edge of the existing settlement of St Michael's with easy access to community services, schools, shops, gym, swimming pool, two hotels and a high quality golf club.
7. I would expect the houses to be highly desirable as it gains from the best of both worlds. First due to its locality next to St Michaels for day to day household needs, leisure activities, easy commute to Ashford, and major shopping fatalities in Ashford and Tenterden.
Second it is next to the countryside for easy access and leisurely walks in the country.

Screen Questions

8. The following text is where I feel additional assessment comments should be made and where changes to the score should be applied.
9. The overall score has increase from 5 to 10. Though this might not be the exact number after all the comments have been received. However, I would expect the final score to be in the positive range between 5 and 10.

4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	Site not at risk from Surface Water Flooding from either the 1 in 100-year event or the 1 in 30-year event.	0→1
6.2	Is the site located in close proximity to a Local Centre/ Shop?	St Michaels town centre is approx 520m from a parade of shops which includes a post office, local grocery store, hardware store, pub and a restaurant.	0→1

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		This is in accordance with the "Manual for Streets" classification of a walkable neighbourhood with a range of facilities within 800m (10 minutes walk) which residents may access comfortably on foot	
6.4	Is the site located in close proximity to a Primary school?	Approx. 380m away from St. Michaels Primary School. The 2014 National Travel Survey demonstrates that 80% of primary school pupils who live within one mile of school, walk to school.	1→2
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public).	St. Michaels recreation ground is approx. 620m to the south of the site. This is in accordance with the "Manual for Streets" classification of a walkable neighbourhood with a range of facilities within 800m (10 minutes walk) which residents may access comfortably on foot	0→1
7.2	Is the site located within close proximity of an equipped play area?	St. Michaels recreation ground is approx. 620m to the south of the site, and includes an equipped play area. This is in accordance with the "Manual for Streets" classification of a walkable neighbourhood with a range of facilities within 800 m (10 minutes walk) which residents may access comfortably on foot. In addition there is a swimming pool, gym and golf course opposite the site.	0→1
8.1	Is there direct access to the site from the public highway?	One of the benefits of this location is that commuters will not have to travel through the gridlock Tenterden traffic during rush hour to commute to employment centres such as Ashford and Maidstone. I note that ABC and Kent Highways have agreed that primary vehicle access will be provided directly on to the A28, as shown on the policies map. This will need to include a right turn lane for vehicles travelling from the south with a suitably designed pedestrian refuge island..."	1→1