

Pluckley Parish Council

Pluckley Neighbourhood Plan Submission Consultation



ASHFORD
BOROUGH COUNCIL

Representation Form

This form should be used to comment on the Pluckley Neighbourhood Plan Submission document only

For office use only

Reference No:

Date received:

Pluckley Parish Council has submitted the Pluckley Neighbourhood Plan, 2016-2031 to Ashford Borough Council. Ashford Borough Council is now required to consult on the proposals (Regulation 16).

The preferred method for receiving comments is by using the consultation portal on the Council's website. You can register to access the consultation portal at: <http://www.ashford.gov.uk/consultations>. Entering your comments by using the portal is quick and easy and instructions are provided. If you are unable to use the on-line method of submitting comments you may still submit comments by using this form.

**For your comment to be valid please return by
the 24th October 2016**

Please use a separate form for each comment you wish to make

A 'Guidance Note for Submitting Representations' accompanies this form, and will provide information and instructions on how to complete it.

<p>1. Name of individual: James Alistair Dunn and Mary Christine Dunn</p> <p>Organisation (<i>where relevant</i>):</p> <p>Address: Jonleigh, Lambden Road, Pluckley</p> <p>..... Postcode: TN27 0RB</p> <p>Email address: ja.mc.dunn@gmail.com..... Daytime Tel. No:01233 841 828.....</p>
<p>2. If an agent has been appointed to act on your behalf please give the agent's details</p> <p>Name:</p> <p>Address:</p> <p>..... Postcode:</p> <p>Email address:..... Daytime Tel. No:.....</p>
<p>3 Please indicate below whether you would like to be notified of the Council's decision on the examiner's recommendations and future progress with the Pluckley Neighbourhood Plan:</p> <p>(✓) Yes: YES..... No:..... Preferred method of notification: Email.....</p> <p>Post.....</p>

4. Please indicate whether you support, object or consider there to be an omission from the contents of the Pluckley Neighbourhood Plan (e.g. ✓).

Support	Object	Omission
	Object	

5. Which part of the document does your comment relate to?

Page No.	Paragraph No.	Policy No.	Project Ref	Background Document
	7. Housing	H1 – New Residential Development		

6. Your Comments

Please state fully and clearly below the grounds of your objection or support, or whether you consider there to be an omission from the plan:

These comments apply to the allocation of Site B for up to 4 dwellings. The Plan states:

“Site B will offer four two/three bedroom homes designed to be suitable for elderly downsizers, able to meet flexible living requirements and with a design and layout that avoids negative impact on the settings of the listed buildings in the immediate vicinity. This development too is small-scale, utilises existing high way access and is tucked away visually.”

We object to the proposed development of this site and respectfully request that the site is deleted from those which are designated for housing.

Our grounds of objection include the following:

(1) The development will have a negative impact on the visual amenity of residences, including our residence, Jonleigh, which are visible from Site B. Photographs of the view of the site from Jonleigh are attached. The development will also detract from the visual amenity enjoyed by users of the footpath which runs immediately adjacent to Site B. As mentioned in our comments on Policy R2 – protection of views and rural setting, we consider that the area between views V4 and V5, including Site B, should be included in the areas listed in Policy R2.

(2) The above allocation states that the design and layout of the proposed homes will avoid negative impact on the settings of the listed buildings in the immediate vicinity (emphasis added). By inference, the settings (which expression we assume to include visual amenity) of non-listed buildings are to be ignored in the design and layout of the proposed home. This is manifestly unfair.

(3) The development of Site B is unnecessary since the scale of development proposed on Site C will be adequate to cater for the development proposed for Site B. The Plan in its description of Site C states that “the number of homes envisaged here takes the total for the parish to more than is deemed necessary or was wanted...” [emphasis added] The excess comprises the balance between the 20 or so dwellings wanted by residents and the 25 dwellings put forward by the site owner. These dwellings will include four 2/3 bedroom houses, in other words, precisely the number and type of houses which are proposed for Site B.

(4) The existing highway access to Site B is inadequate. Visibility for vehicles wishing to exit the site is limited. In particular, drivers wishing to check for oncoming traffic from the right must edge out into Lambden Road and expose themselves and their vehicles to oncoming traffic. This is dangerous, especially given that the speed limit along Lambden Road is 40 mph.

When we made this objection to the Parish Council on the occasion of our comments on the pre-submission version of the Neighbourhood Plan, their response was to say that "*Kent County Council Highways have already advised that the sight lines are adequate with respect to access to the site.*" [emphasis added]

Well, access to the site is one thing, egress from the site is quite a different matter. We respectfully submit that Ashford Borough Council should not be so constrained by this apparent approval by Kent County Council Highways as to ignore the clear dangers arising from vehicular use of the access.

In this respect we refer to a relevant decision of Ashford Borough Council as Local Planning Authority in application no 15/00705/AS. That decision, which is dated 21 July 2015, concerned a proposed development of 2 detached dwellings in land adjoining Lambs Lea, Lambden Road. Lambs Lea is towards the eastern end of Lambden Road. The proposed development was refused. The grounds for refusal included the following:

"5. In the absence of adequate visibility splays being able to be provided from the access, together with the increase in vehicle movements on and off the site that would be potentially hazardous to road users, the development is likely to lead to an increase in road traffic accidents to the detriment of highway safety."

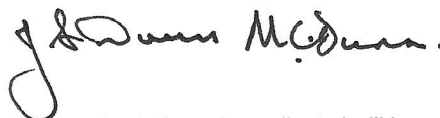
(5) At present there is no appreciable noise whatever from Site B, save for the sounds of birds and other animals and the occasional noise of agricultural machinery. Should Site B be developed as suggested we and other adjoining residents will be subject to the noise and disturbance of construction works and machinery and the movements of vehicles and construction plant along the access way to and from Lambden Road.

These movements might have an adverse impact on the structure of Jonleigh. There is already partial cracking along a concrete path which runs along that side of Jonleigh which is closest to and runs parallel with the access way. We are concerned that any development of Site B might result in these cracks being extended or deepened as a result of impact from site traffic, especially construction plant and equipment.

(6) Site B is currently used for sheep farming. We are not aware of any proposal to provide substitute agricultural land, should the proposed allocation of housing be allowed to proceed. So the use of Site B for housing will result in the loss of this valuable agricultural resource.

(Attach additional sheets if necessary)

7. **Signature:**



Date: 23 October 2016

Data Protection Statement: The information collected will be processed in accordance with the Data Protection Act 1998. Copies of representations will be made available for public inspection, and cannot be treated as confidential. They will also be available to view on the Councils consultation portal on www.ashford.gov.uk

ALL RESPONSES MUST BE RECEIVED BY the 24th October 2016.

Representation forms will not be accepted if received after this time.

Once completed, all forms should be sent to the following address: **Planning Policy Team, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL** or by email to planningpolicy@ashford.gov.uk

Large print copies, audio and Braille versions of this document are available by telephoning Planning and Development on (01233) 330229

THANK YOU FOR YOUR INTEREST IN THIS CONSULTATION DOCUMENT