

Parish Council workshop 6th October 2015, concerning the Application from Jarvis and Pentland homes to develop an area in Kingsnorth Village.

At the workshop residents asked for help in responding to the planning application and the Parish Council offered to provide some comments that residents could use to structure their response.

Comments need to be submitted either in writing to ABC or posted on their planning website under the tab "comments." by the 22nd October although planning officers will continue to accept comments right up to the day it goes to the planning committee, date yet to be set. The reference number for the application is 15/01262/AS.

It is important to remember that this is an outline application; it is only put in to establish the principle of development in these areas. A full application could look completely different.

Background

1st to look at the history of this application in the Public inquiry into the core strategy which took place in 2008

The latest adopted plan known as the "Core Strategy" runs to 2021, this site is not included in this document. While the Core Strategy is being reviewed now, called the Local Plan, no sites in Kingsnorth have yet been suggested for future development and this application seeks to pre-empt any suggestions that may result from ideas from the planners in consultation with the residents.

The Localism Bill 2011 is said to allow local people to have more say in development in their local area. Let us try to ensure that this takes place.

Jarvis and Pentland homes in their document justifying the development rely extensively on the fact that Kingsnorth was suggested in 2008 by the planners for a third urban extension south of the urban area of Ashford, the other areas being Chilmington Green and Cheesmans Green. At the time the inspector's remarks were as follows;

" To meet the housing targets (at that time 31.000 houses by 2030) in the most appropriate manner a third expansion area will be needed, but the information base does not allow the most appropriate location for such a third extension to be identified. To include "south Kingsnorth" as a housing area would be very unpopular. It would sit uncomfortably against the concepts of local democracy and accountability."

The inspector was very impressed and took into consideration the amount of opposition to the development from the residents.

He also said that;

"Within the Kingsnorth area other alternatives appear to exist. South Kingsnorth seems no better and arguably worse than other options nearby such as Court Lodge and further east over the Railway line".

Since then the growth area status of Ashford has been removed, Ashford is no longer required to build 31,000 houses by 2030. The need for a third urban extension has gone. Kingsnorth has already taken a large amount of new housing, as an example in 2001 the population was 6709, in 2011 it had grown to 11,245, a 70% increase. These are census figures, there have been several hundred more houses built in Kingsnorth since then.

All land proposed for development is in food production, It is time to stop further rapid destruction of the countryside in Kingsnorth

The Council has reduced the number of new houses required in the plan period in the entire Borough from 31,000 to 14,500 .This includes the houses at Chilmington ,5700, and Cheeseman's Green, 1500, both of which are beginning to be developed.

Development in south east Ashford , especially at Cheeseman's Green, is severely constrained by the lack of a new junction onto the M20, known as J10a. This plan has been on the cards for over a decade, it lacks funding and the will of government to pay for it. Sometimes it has the funding and sometimes it has not. In any case it is not scheduled to start construction until 2019.

Effect on the village

In 1987 ABC vowed to protect the rural status of the village, hence the buffer zone between the village and Park Farm.

This plan would completely destroy the village and effectively create urban sprawl.

It would have a very severe effect on the lives of the existing residents of the whole of the village.

The Jarvis/Pentland Homes plan seeks to replace the existing ancient village with a new one of their choosing.

Overall the sites proposed are a ragbag of plots covering the whole of the village. These plots bear little relation to each other and they seek to sew them together with a snake like series of new roads.

Road network

The plans shown at the exhibition and now in the application are inconsistent and do not address the concerns raised by Highways when Myrtle Court was built regarding access from Mill Hill /Ashford Road.

All traffic would eventually arrive at the Kingsnorth Crossroads. This junction could not possibly cope with all the extra traffic this development would create. This is already a noted black spot.

A new roundabout proposed at Smithfield crossroads would lead on the west side into an extended cul de sac with only one access. On the east side it would lead into a snake like series of roads which wander through the countryside. This crossroads has development very close to the road and it would not be possible to create a roundabout here.

Traffic would be forced to use existing small rural roads (Stumble, Bond and Steeds Lane) that have no footpaths and are already over used.

No consideration has been given to the additional traffic movements that will result from the further development at Bridgefield and Chillmington Green on the existing road system.

Highways England has concerns over the proposed roads due to inadequate information provided in the application.

KCC have expressed similar concerns.

The proposed roads and the attempts to connect the sites on Mill Hill and Bond Lane lack coherence.

Junction 10 is already working at full capacity and could not cope at peak times with additional traffic; no further large scale development should take place until junction 10A is resolved as per original ABC plan.

Infrastructure

The existing Kingsnorth Medical Practice is working to full capacity serving 11, 500 residents and will be taking on new residents moving into Finberry. These additional houses exacerbate this problem.

William Harvey Hospital is working to full capacity and the A&E department is struggling to meet existing demand.

The scheme shows a new school which is very close to the existing Kingsnorth School in Church Hill existing school , the location is wrong.

KCC are not supportive of the new school.

Flooding

The site is built on fields that include holding ponds and drainage ditches that need to be maintained to prevent flooding, particularly at the bottom of Church Hill. There is insufficient evidence to show how this will be managed and who will take on the ongoing maintenance of this network. The balance of the water table is relevant to adjoining properties that have floating or shallow foundations and are historic and or listed buildings.