

Planning Policy Team  
Planning and Development  
Ashford Borough Council  
Tannery Lane  
ASHFORD  
Kent  
TN23

(Attn Andrew Gambrell)

30<sup>th</sup> August 2017

Dear Sir,

**Re: Main Changes to Local Plan 2030**

This letter accompanies my submissions to the above consultation, and is sent via the consultation website only. My submissions take the form of objecting to some of the council's proposed housing land allocations on the basis that our family's land at Bromley Green is better suited for development. This area, extending to some 42 acres, is owned by me and my siblings and cousins. Our fields are low-grade agricultural land; and as we no longer farm, it is available for development.

I have consistently promoted this land over a number of years. It is technically well-suited for development – level, naturally bounded and screened by woodland, well connected to roads and paths, with all services nearby. Best of all, development here will turn Bromley Green from the settlement described in a previous local plan as a 'linear oddity' into a proper village. It could have a village green at its centre, set about with a pub, convenience store and community facility (crèche, surgery, hall, &c). We would be happy to see a large proportion of the surrounding housing being affordable, delivered using a mix of methods to enable local people to secure homes. Proposals would include alterations at the cross-roads to make it safer – the police have called us twice this summer about accidents there, and fully support this idea.

Our proposals are deliverable. A number of developers specialising in affordable housing and market housing are in constant touch and one – Goldcrest – is anxious to deliver a retirement community at Bromley Green.

Common sense tells me that an allocation here will enhance Bromley Green, whereas allocations elsewhere will stretch existing village communities and services. The land is available; development is deliverable; and – because our family is from the area – we actually care about the quality of delivery, the community, and issues such as green space, road safety and affordable housing.

I hope you will give serious consideration to allocating land at Bromley Green for development including affordable housing and community facilities.

Yours sincerely,

A H Garratt LL.B FRICS FAAV