

Our ref: A00902

Your ref:

Ashford Borough Council
Planning Policy
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

10th August 2016

Dear Sir / Madam,

**Ashford Borough Council
Ashford Local Plan 2030
Regulation 19 – Publication Version, Representation Form**

**Site: Bromley Green Road, nr. Ruckinge, Ashford TN26
On Behalf of: Southern Grove and Hugh Garratt**

On behalf of our clients Southern Grove and Hugh Garratt, GL Hearn has been instructed to submit these comments in relation to the Regulation 19 Representation Form, section 8.

Accordingly this letter is submitted with the following:

- Representation Form
- Bromley Green 1 dwg-SLP copy
- Red Line plan

The above information is submitted via the consultation portal and via post.

Southern Grove along with Hugh Garratt (the land owner) would like to promote the attached site accessed off Bromley Green Road as a suitable site that has been omitted to date in the Councils earlier consultation process.

It is our clients proposal that this site should be considered for residential development, as mentioned with access to it taken directly off both Bromley Green Road and Hamstreet Road. The site is located due south of Ashford.

The site is located within Greenfield land and therefore is not previously developed. The adopted Policies Map identifies this land as being Old Romney Shoreline Wooded Farmland (Landscape Character Area).

Policy CS4 of the Core Strategy states that greenfield sites adjoining the Ashford urban area will be identified for development where it would add to the quality of the urban environment. The policy goes on to state that 3,500 additional dwellings will be built during the plan period up to 2021 in or adjoining the Ashford urban area (in addition to any contribution to windfall sites).

It is pertinent to note that the new Local Plan (Publication Draft) states that the total requirement for housing within the Borough, between 2011 and 2030, is 14,680. As such this site will significant assist in meeting the required housing target.

The site as set out on the submitted plan(s) highlights the areas considered suitable for development equates to some 17.3 ha (42.9 acres). At this stage no detailed proposal drawing has been drafted by our client however we would propose that the development would accord with national housing densities.

Should you have any queries with regards the above and enclosed, or require any further detail please do let me know at your earliest convenience.

Yours faithfully,

Paul Manning
Planning Director

paul.manning@glhearn.com

Encs.