

Comments from Sellindge Parish Council for the review Examination, Matters, Issues and Questions.

Sustainability Appraisal

There has been no housing requirement assessment in Sellindge, the last one was around 2010, which would have been a local / social needs survey which was carried out by Action with Communities in Rural Kent on behalf of the Parish Council. Given that a large number of properties are and have permission for the future, to be built a further appraisal should be carried out.

With regards to the infrastructure, sewerage is at capacity which needs input from waste water suppliers.

Habitat Regulations Assessments

To the Parish Councils knowledge, no HRA has been carried out for any of the parcels of land mentioned in the Policy CSD9, since the development of the Taylor Wimpey Site. To ensure these areas are protected assessments are required.

The understanding of the parish Council is that the parcels of land included in the revised Core Strategy and the Policy CSD9 was without any reference housing numbers, and took place just on a request for sites within the parish.

Policy CSD9

Para 31.

would be objected to, as Sellindge Parish Council feels that the sustainability of the parish would not be possible if development went forward under the current plan. Also it is considered that now the Otterpool Garden Town (Y19/0257/FH has been brought forward, then development on the current scale cannot be justified.

Para 35

If the proposed developments as listed in Phase 2 of the policy CSD9 went forward, then strong policies need put in place to ensure that the road calming within the boundaries of the parish (especially taking in Barrow Hill area), open spaces preserved and community buildings need to be provided or enhanced. See comment above regarding waste water.

Para 40

Detailed consultation by the Folkestone & Hythe District Council, Ashford Borough Council jointly with the Parish Council and residents needs to take place to ensure that:

The number of dwellings are actually needed and if not reduced, given the large amount of development that is taking place along the A20 in both districts and around junction10a

With Sellindge being between junctions 10 and 11 of the M20 the village becomes gridlocked during times when the motorway is closed. A relief road should be strongly considered due to the increase in traffic movements with the additional development of Otterpool Park.

Investment for a relief road could be paid for by amounts from any future development including Otterpool Park and other developments.

More studies need to be carried out on transport, ensuring that public transport is in place at the beginning of the development at Otterpool Park to prevent use of private cars.

Masterplanning for Phase 2 of the Policy CSD9 should take place prior to any developers obtaining planning permissions. The land west of Phase 2 of Phase 1 (the Taylor Wimpey Development) must take place as one site, they should not be separated as per the policy.

POLICY SS1

The Parish Council does not understand how Sellindge, being so close an ANOB can be included in the policy as any development will be visible from the Downs