

**Minutes of a meeting of the Planning Committee of Aldington and Bonnington Parish Council held on Monday 3<sup>rd</sup> October 2022 at 7.00pm in Aldington Village Hall, Roman Road, Aldington.**

**Present:** R Boulding (Vice-Chairman), M Boulden, R Spicer and S Wagstaff.

**In attendance:** Peter Setterfield PSLCC, Parish Clerk

**Also present:** Cllr L Harman and 3 residents

**116. Apologies for absence:**

Cllr R Lloyd and L Guy

**117. Declarations of Interest:**

There were no declarations of interest.

**118. Planning application Y19/0257/FH – Land Bounded by; The M20 and Channel Tunnel Railway Link (CTRL) to the North; the A20/Stone Street and Sandling Park to the East; Harringe Lane to the West, and; Aldington Road to the South –**

Amended outline planning application, with all matters reserved, for a comprehensive residential-led mixed use development comprising:

- Up to 8,500 residential homes including market and affordable homes; age restricted homes, assisted living homes, extra care facilities, care homes, sheltered housing and care villages;
- The demolition of identified existing buildings;
- A range of community uses including primary and secondary schools, health centres and nursery facilities;
- Retail and related uses;
- Leisure facilities;
- Business and commercial uses;
- Open space and public realm;
- Burial ground, sustainable urban drainage systems;
- Utility and energy facilities and infrastructure;
- Waste and waste water infrastructure and management facilities;
- Vehicular bridge links;
- Undercroft, surface and multi-storey car parking,
- Creation of new vehicular, pedestrian and cycle network within the site;
- Improvements to the existing highway and local road network;
- Lighting;
- Engineering works, infrastructure and associated facilities;
- Together with interim works or temporary structures required by the development and other associated works including temporary meanwhile uses.

**Resolved: Aldington and Bonnington Parish Council welcome the opportunity to respond to the planning application given that our Local Planning Authority is the neighbouring Ashford Borough.**

**The application site boundary is within 500 metres of our Parish Boundary and a proposed development of this magnitude will undoubtedly impact on the parishes of both Aldington and Bonnington.**

The Transport Response Report produced by Arcadia in August 2022 appears to have addressed some of the concerns regarding transport but it would appear that the comments previously submitted by Aldington and Bonnington Parish Council regarding the usage of the B2067 and the local roads in Aldington have been ignored.

The Parish Council wish to object to the application on the grounds that Highway Safety is a material consideration and due regard has not been given to roads in the neighbouring planning authority.

Under the heading Transport Policy and Guidance a quotation is provided from item 24 of circular 02/13 in the "Assessment of Development Impact" section stating that *the overall forecast demand should be compared to the ability of the existing network to accommodate traffic over a period up to ten years after the date of registration of a planning application or the end of the relevant Local Plan whichever is the greater.*

The assessment for the year 2037 accords with this however there is no evidence to show that a baseline has been calculated for the B2067 from Otterpool Lane towards Aldington, Bonnington and beyond.

In the Core Strategy review (h) states the existing bus network that serves the surrounding towns and villages will be upgraded and new services provided as an integral element of the transport hub and settlement. It is noted that a working group has been set up with representatives from Stagecoach South East, KCC Public Transport and Folkestone and Hythe District Council to consider the options available. Why have Ashford Borough Council been left out as their Parishes along the A20 corridor will be affected. The recent bus service cuts put forward by Kent County Council include the Stagecoach 111 service from Aldington to Folkestone, albeit one service a week. There will be no public transport to Sellindge where current medical services are located for many of the parishioners and potentially when the secondary school opens students from Aldington will be allocated places there rather than Homewood in Tenterden.

Emphasis has been given to the acknowledgement that the Barrow Hill Shuttle Signals will exceed capacity with the proposed development, any car drivers using Satnav driving towards Ashford will immediately be diverted from the A20 along Otterpool Lane towards the B2067 to Aldington and beyond.

Appendix B shows a breakdown of traffic flows at the various junctions, a welcome addition to the travel statement, however there does appear to be some discrepancy in the 2018 baseline figures looking at junctions 4 and 5. The number of vehicles travelling towards Ashford drops by 76 between the two junctions, this would appear to be far more than local traffic stopping, however there is another junction between the two at Church Lane, a single track road that goes to Aldington a well known shortcut when there are difficulties on the A20 evidenced by local residents.

It has been noted that the B2086 has been considered at its end in Canterbury with Canterbury City Council being consulted, there does not appear to be similar evidence of Ashford Borough Council being consulted over the B2067.

In the Parish Council's previous submission it highlighted the issues caused when there is a problem on either the A20 or M20 this has come to light again on the 22<sup>nd</sup> and 23<sup>rd</sup> July this year both days due to M20 closures. On Friday 22<sup>nd</sup> between 3pm and 8pm there was a 100% increase in the volume of traffic passing along Roman Road in Aldington peaking at 298 in one direction in one hour. The following day, again between 1pm and 8pm an increase between 100% and 300% was observed with a peak one way flow of 222.

Given the predicted increase used in calculating the 2044 flow at J5 of 15% the current road network through the village would not cope.

The Parish Council request that consideration is given to some form of traffic management along the B2067 which is National Speed Limit as well as on the approaches to Aldington from the A20.

The notification of the application lists Lighting as part of the proposals, however from all of the documents submitted it is not apparent what the proposals are. Ashford Local Plan 2030 includes a policy designed to protect the Dark Skies that the Kent Downs AONB and the parishes that adjoin the Folkestone and Hythe district currently benefit from. The Parish Council would object to any proposals that would be obtrusive as this is an environmental issue and will impact on the character of the area.

119. **PA/2022/2178 – The Beeches, Camber Bourne Lane, Aldington – Proposed single-storey front extension and porch.**

**Resolved: The Parish Council supports the application.**

120. **[PA/2022/2229](#) – Pattison Farm, Pattison Farm Close, Aldington – Proposed new store.**

**Resolved: The Parish Council supports the application.**

121. **[PA/2022/2454](#) – Listed Building consent – Pattison Farm, Pattison Farm Close, Aldington – Proposed new store.**

**Resolved: The Parish Council supports the application.**

122. **[PA/2022/2099](#) – The Old Dairy, Land at Ruffins Hill Farm, Roman Road, Aldington – Demolition of Redundant agricultural buildings. Change of use of agricultural land to 1 no. dwelling, with associated parking, garage, garden land and biodiversity enhancements.**

**Resolved: The Parish Council supports the application.**

There being no further business the meeting closed at 7.20pm.