

Subject: RE: Development Plot in Woodchurch

Hi Bill,

Thanks for sending this across. I have reviewed the land identified by the red arrow on the map extract below.

The site adjoins the identified village confines of Woodchurch. Policy HOU5 of Ashford Borough Councils Local Plan supports residential development adjoining existing built-up confines subject to certain criteria being met.

The policy requires sites to be within easy walking distance of basic day to day services in the nearest settlement, and/or have access to sustainable transport methods. The site is directly next-door to Woodchurch Doctors Surgery, which also has a bus stop right outside. There is also a footpath adjacent to the site which can be used to access services in Woodchurch such as a butchers and Community Centre. Any planning application would need to demonstrate that the site is able to be safely accessed from the local road network.

The policy further requires development to be consistent with local character and built form, including scale, bulk and the materials used and development should not adversely impact on the neighbouring uses. To the west side of Front Road are mostly detached bungalows and two storey dwellings, set back from the road with grass verges and soft landscaping. To the east side of Front Road, development is more varied with a mix of terraced dwellings, detached bungalows and detached two storey dwellings. Development on both sides of Front Road is linear, with properties facing onto the road and as such new development here would likely need to mirror this form of development.

As part of any planning application, it would be necessary for ecology surveys to be carried out.

On this basis, it appears from an initial review that the site could be suitable for residential development subject to putting forward a policy HOU5 compliant scheme.

Hopefully this initial view is useful. Please let me know if there is anything else you would like me to take a look at.

Kind regards,

Issy

Isabelle Adaway
Senior Planning Consultant
Hobbs Parker Property Consultants LLP

T: 01233 506201

M: 07463053687

W: www.hobbsparker.co.uk/property-consultants