



KINGSNORTH PARISH COUNCIL

Mr Ian Bull
Ian Bull Consultancy
1 Montbatten Way
Brabourne Lees
Ashford
Kent
TN25 6PZ

Kingsnorth Parish Council
Kingsnorth Recreation Centre
Field View
Ashford
Kent
TN23 3NZ

CC: Mr Jim Kelly of Kingsnorth Medical Practice
Ms Artemis Christophi as the ABC Strategic Applications Team Leader
Cllr Neil Shorter as Portfolio Holder for Planning at Ashford Borough Council

Dear Mr Bull,

Re: Proposals for a new Medical Practice with accompanying residential development at Ashford Road, Kingsnorth – The land being part of the green buffer allocated within Local Plan policy S4

The Parish Council appreciates the early opportunity for us to provide a view on this proposal before any potential application. The Parish Council is supportive of the idea of additional capacity for primary medical provision within the Parish and is aware of residents who at present cannot access the nearest 3 medical practices to their dwelling.

It is however the case that the Parish Council's view is that the location proposed is not acceptable. Whilst the Local Plan policy identifies 'indicative access(es)' and 'indicative development area' there is no such qualification to the 'Green Buffer' where this medical provision is proposed. The Parish Council and residents engaged at length in the Local Plan process and the Green Buffer was one of the key results for residents of that process. It both retains the identity of the historic village, provides a corridor for active travel, maintains ecological links and provides a key green space for residents which have become even more well appreciated this year due to coronavirus. The existing green space to the north of the village and what is expected to come forward to the south cannot be allowed to be fragmented over time. It would dramatically diminish the quality of them as green space for residents and as habitat network for wildlife.

Were the Parish Council to accept special cases in these areas only every 10 years or so the value of the whole network would soon be lost as a result. The argument forwarded appears to be that this new medical provision is necessary in order for the Local Plan policy sites S3/S4/S5 to come forward but it is our understanding that the Local Planning Authority tried repeatedly to get more engagement from the Clinical Commissioning Group in the Local Plan process. The Parish Council would anticipate that, given neither 'Kingsnorth Green' nor 'Court Lodge' would comply with Local Plan policy SP1e) and therefore struggle to gain planning permission, the parties involved will find a suitable site within one of those allocations which enables Kingsnorth Medical Practice to accommodate the increased need arising due to those developments.

The Parish Council is concerned that, whilst the consultation appeared to receive a large number of responses, it did not provide sufficient information to enable residents to fully understand where the development was going to occur nor that it would be accompanied by enabling residential development. We do not believe that the response would have been as positive had these details been included.

Peter Le Rossignol (Kingsnorth Parish Council Manager)