

SECTION D
DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

Item D1

Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

A report by Head of Planning Applications Group to Planning Applications Committee on 11 October 2011.

Application by Kent Council Council Capital & Premises for the erection of a 1FE Primary School including school building, outdoor recreational and learning areas, planted and hard surfaced areas, including pedestrian and vehicular access and parking, at Goat Lees School Site between Hurst Road and Guernsey Way, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

Recommendation: Subject to the applicant making a contribution to the Ashford Carbon Fund, I recommend that planning permission be granted, subject to conditions.

Local Member: Mr R King

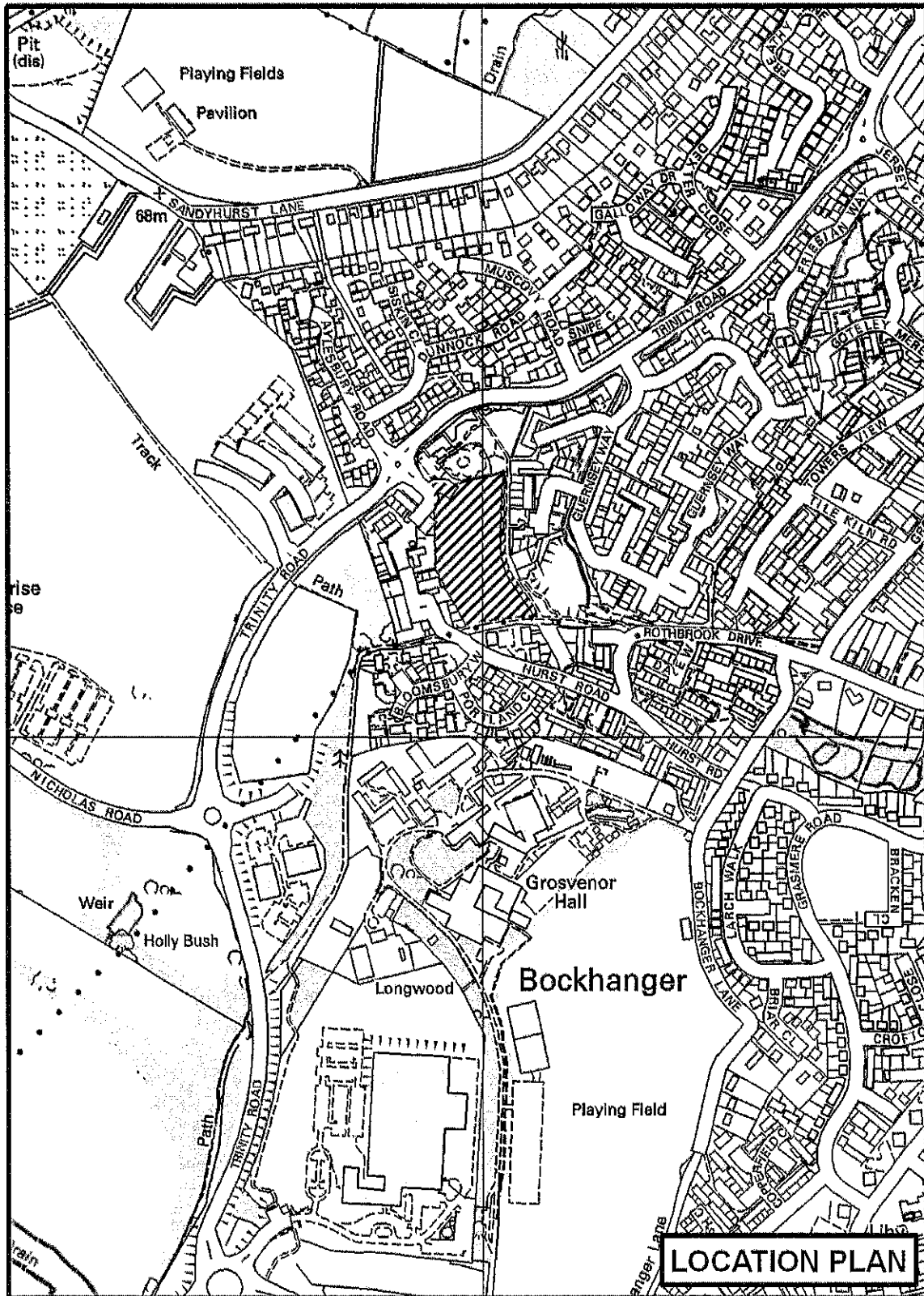
Classification: Unrestricted

Site

1. The application site lies 50 metres to the south of the A251 (Trinity Road) within Goat Lees, a residential area within the north-west part of Ashford, to the north of the M20. The site comprises of an overgrown field, essentially rectangular in form, with an overall site area of 1.163 hectares. The site is surrounded by housing, community uses and open space. The northern site boundary adjoins a public playground, and in the north-west corner there is a road which provides access into the site off Hurst Road, which also runs down to the west of the site giving access to the adjoining housing development of two and three storey dwellings. The southern boundary is formed by a cycle route, which separates the site from two and three storey housing beyond. There is two and three storey housing and open space to the east, also separated from the site by a cycle path/Public Right of Way. The site boundaries are quite well vegetated, particularly to the south where 5-10m high trees screen the application site from neighbouring houses.
2. The site has no designations in the Ashford Borough Council Local Development Framework, being shown as 'white' land, within a residential area on the proposals map. There are no significant trees within the site, no ecological or landscape designations, and the site is not within a Conservation Area, nor within the setting of any Listed Buildings.

A site location plan is attached.

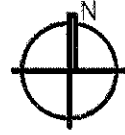
Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)



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Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

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Location Plan

1:1250@A4

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	CLIENT Kent County Council		PROJECT Goat Lees 1FE Primary School	
	TITLE Location Plan		DATE August 2011	SCALE 1:250 @A4
		718 006 020		

Proposed 1FE Primary School at Goat Lees, Kennington, Ashford - AS/11/994 (KCC/AS/0367/2011)

1FE
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 Planning Department
 Planning and Building Control
 Ashford Town Hall
 Ashford, Kent TN24 8AF
 Tel: 01233 834100
 Fax: 01233 834101
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PRELIMINARY

NO.	REVISION	DATE
1	Issue for comment	11/01/11
2	Issue for comment	11/01/11
3	Issue for comment	11/01/11
4	Issue for comment	11/01/11

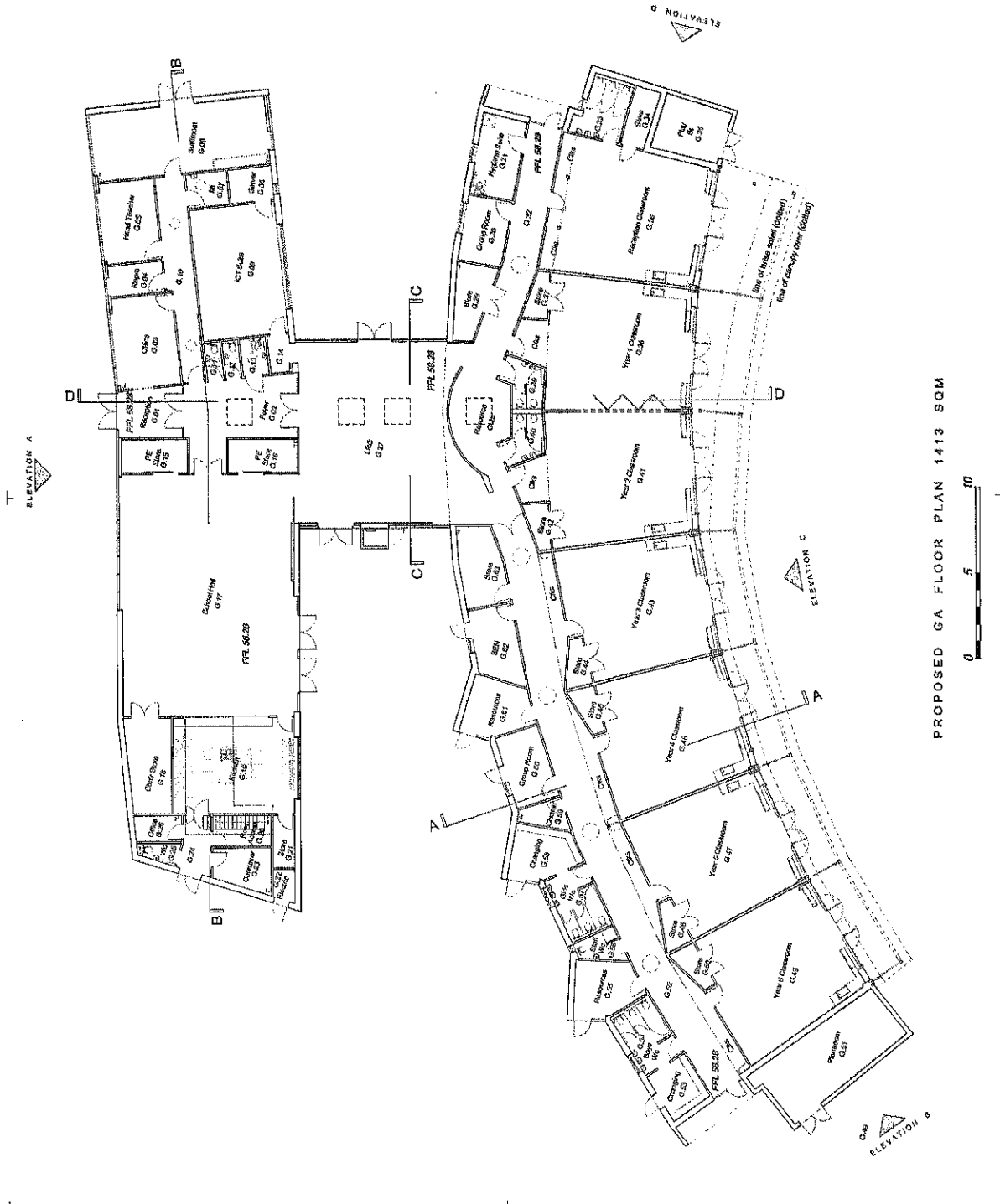
Pellings

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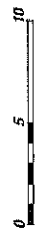
Goat Lees 1FE Primary School

GA Plans

718/006/02 | C



PROPOSED GA FLOOR PLAN 1413 SQM



Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

The image displays four architectural elevations (A, B, C, and D) of the proposed 1FE Primary School, along with a key plan and project information. Each elevation is shown at a scale of 1:100@A1. Elevation A shows a long, low profile with a series of rounded, vaulted roof sections. Elevation B shows a similar profile from a different angle. Elevation C shows a more complex structure with a prominent gabled roof section. Elevation D shows another view of the building's facade. The key plan is a simple line drawing showing the building's footprint and the locations of sections A, B, C, and D. The project information includes the name 'Peltings', the client 'Kent County Council', the school name 'Goat Lees 1FE Primary School', the sheet title 'Elevations Sheet 1', and the sheet number '718/006/06'. A scale bar and north arrow are also present.

ELEVATION A 1:100@A1

ELEVATION B 1:100@A1

ELEVATION C 1:100@A1

ELEVATION D 1:100@A1

KEY

Peltings

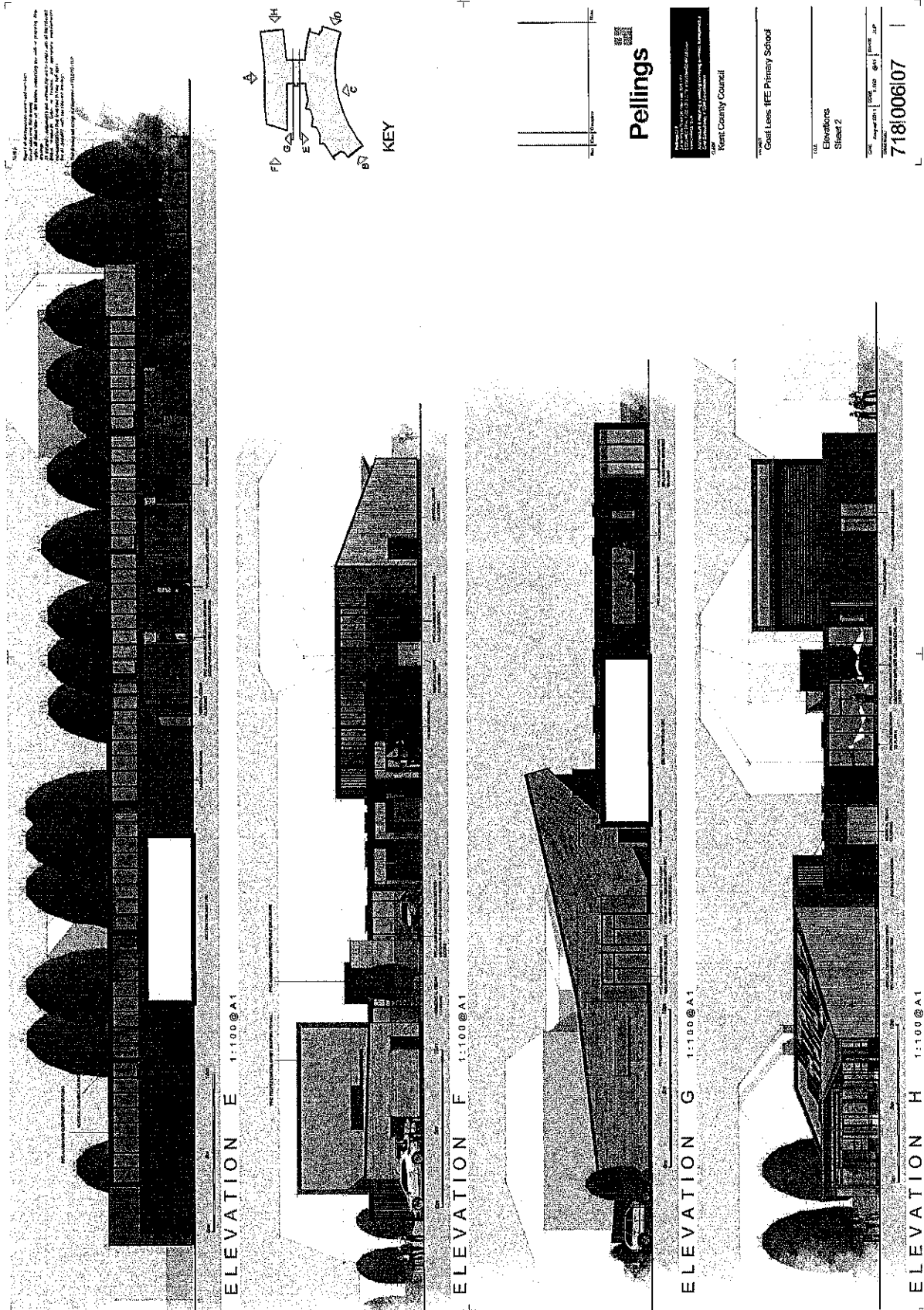
Kent County Council

Goat Lees 1FE Primary School

Elevations Sheet 1

718/006/06

Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)



Proposed 1FE Primary School at Goat Lees, Kennington, Ashford - AS/11/994 (KCC/AS/0367/2011)

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View 1

View 2

View 3

View 4

View 5

View 6

View 7

View 8

View 9

Peltings

11, Church Street, Ashford, Kent, TN24 5AA
Tel: 01233 832222
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Kent County Council

Goat Lees 1FE Primary School

Sketch Views

DATE	11/08/08	SCALE	1:100
DRAWN	AS	CHECKED	AS

718|006|08

Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

Proposal

3. This application has been submitted by Kent County Council Capital & Premises, and proposes the erection of a new 1 form entry (FE) Primary School, including outdoor recreational and learning areas, planted and hard surfaced areas, and pedestrian and vehicular access and parking. The proposed single storey school building would be located towards the northern end of the site, with access/parking to the front of the building, and playgrounds, a netball court and sports pitches/playing field to the south.
4. The proposed new school would be a timber frame, timber clad and glazed building, with 7 classrooms (reception and years 1-6). The school building would essentially be formed of 2 parts, a classroom block, and a hall and administration building, which would be linked to each other by a wide single storey glazed link. Within the glazed link would be a learning resource centre, and double doors on each side would lead to associated external teaching spaces. Within the classroom block, the classrooms would be arranged in a crescent, facing the playing fields to the rear of the school. The classrooms would have individual cloakrooms and stores, and would be served from a wide corridor, off of which would also be designated group rooms, resource rooms, a SEN room and changing facilities.
5. To the north of the classroom block, at the front of the site, the hall and administration building is proposed. This would incorporate a double height hall, with associated stores, and a kitchen, the main entrance and school reception, administration areas and offices, and an IT suite for 30 children. The front building would incorporate a significant amount of glazing to the entrance/administration areas and the new hall would be clad in timber panelling which would follow the line of the slope of the building. The remaining areas of the front block would be brickwork. The sloped roof to the hall is proposed to be profiled metal sheet, and the roof of the single storey elements of the building would be a single ply membrane. The classroom block to the rear would be constructed of a combination of brickwork and timber panelling. This block would have a mono-pitched sloping roof, which would be part green/sedum, and part single ply membrane with photovoltaic and solar thermal panels. An angled canopy would be provided over the playground, providing a contrasting roof profile. Sun pipes and roof lights would be incorporated in both 'blocks' to provide additional light in the building.
6. The building would be situated to the northern end of the site, where pedestrian access would be gained via both the north-east and north-west corners. Pedestrian access for pupils (and parents) however, would be via the existing footpath and cycle way which runs long the eastern boundary of the site. An access gate would be provided in the eastern school boundary, facilitating access to the playgrounds for picking up and dropping off pupils. A parents waiting 'bay' would be formed alongside the access gate, and a cycle store for use by pupils would be provided close to the gate, within the secure boundary. That pedestrian access point would only be used at the beginning and end of each school day.
7. Vehicular access would be by way of the existing road to the north-west corner of the site. An onsite car park is proposed to the west of the school building, providing spaces for 21 cars, including 3 disabled parking bays. The entrance would be via the existing road giving access to the parking spaces, and a separate vehicular exit would be formed in the western boundary. In addition, a drop-off/pick-up circle for parents arriving by car would be provided in the north-west corner of the site, immediately off the access road. A refuse enclosure would also be provided, which would be an independent brickwork structure, designed to compliment the building.

Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

8. To the front of the proposed school building, open areas consisting of grass, low shrubs and a parent waiting area would be formed. The front building (the hall and admin 'block') would serve as the site's secure boundary for Secure-by-Design purposes, with 1.8 metre high fencing proposed to run from the corners of the building to the site boundaries, preventing unauthorised access to the building and play areas beyond. Hedges and planting would be provided adjacent to these fences to add to the security while softening the appearance. The fences along the front boundary of the site would be lower to retain a sense of openness, whilst those enclosing the side and rear boundaries would be higher for security purposes.
9. Hard surfaced playgrounds would be formed immediately to the rear of the classroom 'block'. To the west side of the playgrounds flower, fruit & vegetable gardens and a netball court would be provided, and to the east would lie mounds and landscaped areas, a games store and a children's cycle store. Grass sports pitches/playing field would occupy the southern half of the site. A wild flower meadow area would be developed along the southern boundary.
10. The school has been designed to be compliant with the statutory requirements of the Disability Discrimination Act (DDA). The proposed school has also been designed to achieve a BREEAM rating of 'Very Good'.

The application is accompanied by a Design & Access Statement, Planning Statement, Ecological Scoping Report, Reptile Survey letter, Landscaping Scheme, Archaeological Evaluation Report, Transport Assessment, Travel Plan, a Flood Risk Assessment and BREEAM Design Stage Pre-assessment.

Planning Policy

11. The Development Plan Policies and Guidance/Statements summarised below are relevant to the consideration of the application:

- (i) **Planning Policy Guidance and Statements:**

PPS1	Delivering Sustainable Development
PPS4	Planning and Sustainable Economic Growth
PPS9	Biodiversity and Geological Conservation
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPS23	Planning and Pollution Control
PPG24	Planning and Noise
PPS25	Development and Flood Risk

**Proposed 1FE Primary School at Goat Lees, Kennington, Ashford –
AS/11/994 (KCC/AS/0367/2011)**

Draft **National Planning Policy Framework** July 2011

(Members will note that this draft document is a material consideration, although the weight to be attached is a matter for the decision maker)

Policy Statement – Planning for Schools Development 15 August 2011

(ii) The adopted **South East Plan 2009**:

Policy SP1 Identifies Ashford as a sub-region which would be a focus for growth and regeneration.

Policy SP2 Identifies Ashford as one of 22 Regional Hubs, where amongst other objectives, encouragement should be given to delivering long term development in strategic development areas where identified around hubs.

Policy SP3 The prime focus for development in the South East should be urban areas, in order to foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel.

Policy CC1 Seeks to achieve and maintain sustainable development in the region.

Policy CC4 Refers to sustainable design and construction.

Policy CC6 Refers to sustainable communities and character of the environment.

Policy CC7 States that the scale and pace of development will depend on sufficient capacity being available in existing infrastructure to meet the needs of the development. Where this cannot be demonstrated the scale and the pace of the development will be dependent on additional capacity being released or the provision of new infrastructure.

Policy T4 Refers to parking standards and the provision of adequate secure cycle parking.

Policy NRM2 Water quality will be maintained and enhanced through avoiding adverse effects of development on the water environment.

Policy NRM4 Confirms that the sequential approach to development in flood risk areas set out in PPS25 will be followed.

Policy NRM5 Requires Local Planning Authorities and other bodies to avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

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- Policy BE1** Local Authorities and their partners will use opportunities associated with new development to help provide significant improvements to the built environment.
- Policy S1** Supports measures for developing and shaping healthy sustainable communities, including healthier forms of transport by the incorporation of cycle lanes and safe footpaths in planned developments.
- Policy S3** States that, local planning authorities, taking into account demographic projections, should work with partners to ensure the adequate provision of pre-school, school and community learning facilities.
- Policy S5** Refers to cultural and sporting activities.
- Policy S6** Encourages the mixed use of community facilities, and requires community facilities to be located and designed appropriately.
- Policy W2** Encourages sustainable design, construction and demolition.
- Policy EKA1** New development will be primarily accommodated through the expansion of Ashford and other main settlements.
- Policy EKA2** The growth envisaged at Ashford should deliver an enhanced quality of life following the principles of sustainable development.

Important note regarding the South East Plan:

Members will already be aware of the relevant South East Plan policy considerations in relation to the proposed development, in that The Plan was revoked and later reinstated pending the enactment of the Localism Bill. Members will also be aware that they have to have regard to the policies in the SEP and the Government's intention to abolish the Regional Spatial Strategies (RSS) as material considerations. However the weight to be accorded is a matter for the decision makers.

(iii) The Ashford Borough Local Development Framework Core Strategy 2008:

- Policy CS1** Sustainable developments and high quality design are at the centre of the approach to deciding planning applications, the key objectives of which include a wider choice of easy to use forms of sustainable transport to serve developments.
- Policy CS2** 'The Borough Wide Strategy' – Focus' large scale development within the Ashford Growth Area [.....]. Key infrastructure projects to be delivered at the same time and funded via financial contributions through the use of a Strategic Tariff. Progress against targets in the Policy to be reviewed regularly.

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- Policy CS4** 'Ashford Urban Area' – Seeks maximization of the potential for improvement and regeneration within the urban area whilst ensuring that redevelopment is of an appropriate use, scale and density, and provides a high quality living environment. Development should be phased and will need to show how it has been carefully integrated into the surrounding area.
- Policy CS9** Development proposals must be of high quality design and address issues such as character, distinctiveness, sense of place, permeability, ease of movement, legibility, mixed use and diversity, continuity and enclosure, quality of public spaces, flexibility, adaptability and liveability, richness in detail and efficient use of natural resources.
- Policy CS10** All major development must incorporate sustainable design features to reduce the consumption of natural resources and to help deliver the aim of zero carbon growth in Ashford (set out in detail in Appendix 1)
- Policy CS11** Seeks protection of biodiversity and provides for maintenance, enhancement, restoration and expansion through creation or restoration of semi-natural habitats and ecological networks to sustain wildlife.
- Policy CS15** Promotes public transport and other non-car based modes of travel including measures to encourage cycling. Amongst other matters also seeks the earliest possible implementation of highway and other schemes that would remove serious impediments to growth and/or secure important environmental benefits.
- Policy CS18** Public open space, recreation, sports, children's play, leisure, cultural, school and adult education, youth, health, public service and community facilities to be provided to meet the needs generated by new development.
- Policy CS20** All developments should include appropriate sustainable drainage systems for the disposal of surface water.
- Policy CS21** Major proposals for new development must demonstrate that there would be adequate water supply and waste water treatment facilities in place.

(iv) The adopted **Ashford Borough Local Plan:**

- Policy CF21** The Council will seek the costs of primary and secondary school facilities that are generated as a direct result of housing proposals and where the need arises for the implementation of that scheme. Such planning obligations will be related in proportion to the scale and nature of the proposed development, taking account of the existing pattern of school provision and the existing pupil capacity at local schools.

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Consultations

12. **Ashford Borough Council** raise no objection to the application subject to the applicant first entering into a planning obligation by agreement with the Borough Council as detailed in Table 1 below, and the imposition of conditions, as set out in points 1-13 below.

Table 1

Planning Obligation		
Detail	Amount(s)	Trigger Point(s)
<p><u>Carbon Off-Setting Contribution</u> Contribution to the Ashford Carbon Fund based on the residual carbon emissions of the development set out in the approved post construction assessment and quantified over 10 years</p>	<p>To be calculated using the shadow price of carbon set out in the Sustainable Design and Construction SPD</p>	<p>Payable within 15 days of the Council's approval of the post construction assessment</p>
<p><u>Monitoring Fee</u> Contribution towards the Council's costs of monitoring compliance with the agreement</p>	<p>One off payment of £1000</p>	<p>Payment upon commencement of development</p>
<p><u>Travel Plan</u> To include regular monitoring of traffic and parking and the surveying of local residents to ensure that every reasonable step is taken to mitigate any adverse effects of traffic and parking, including the creation of CPZ's if the three proposed dropping off spaces prove inadequate and there is on-street parking in surrounding roads.</p>	<p>To be agreed</p>	<p>Payment to be as agreed in the plan.</p>

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All contributions to be **index linked** (normally from the date of the Committee's resolution) in order to ensure the value is not reduced over time.

The **costs**, expenses and disbursements of the Council's Legal and Planning Departments incurred in connection with the negotiation, preparation and completion of the deed are also payable.

"1. That the design of any outbuildings and structures within the school grounds is submitted to and approved by the Local Planning Authority in consultation with Ashford Borough Council before work on site is commenced.

2. That details of the wall within the turning circle and refuse enclosure is submitted to and approved by the Local Planning Authority in consultation with Ashford Borough Council before work on site is commenced.

3. That biodiversity enhancement/mitigation is secured.

4. That any boundary walls/fences in front of the school secure line, which abut public highway or public open space, shall have a maximum height of 1.2m.

5. That, if the applicants do not submit a preliminary risk assessment for potential land contamination as part of the application, then details are requested requiring the reporting of unexpected contamination.

6. That a BREEAM VERY GOOD rating is secured.

7. That the design is as per the permitted drawings.

8. That there will be no site clearance during the bird nesting season.

9. That there will be tree protection for retained trees.

10. That car park materials shall be approved and installed.

11. That there will be provision of all pedestrian and cycle accesses before the school opens.

12. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

13. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority."

Boughton Aluph Parish Council supports the application in principle but has concerns over the proposed number of parking spaces and the egress and ingress at the site.

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Environment Agency has no objection to the application subject to the imposition of conditions regarding surface water drainage and contaminated land. Additional advice for the applicant is also provided with regard to drainage and the storage of fuel, oil and chemicals.

The Divisional Transportation Manager raises no objection to the application subject to the imposition of conditions regarding the provision of on site parking for site operatives/personnel during construction, prevention of mud and similar substances on the highway, the provision and retention of car parking and the drop off area prior to occupation of the development, and the provision and retention of cycle parking prior to occupation of the development.

The Divisional Transportation Manager considers that:

“The site is in a highly sustainable location, being located within a large residential catchment area, and being well served by public transport, pedestrian and cycle facilities. Whilst some parents will drive their children to school and a drop off/pick up area would be provided in this respect, which can be managed by the school to ensure parents do not park for excessive periods of time. The Travel Plan would also be implemented which would seek to encourage travel by non-car modes.”

The applicant is also advised that any new vehicular and pedestrian access onto the public highway would be subject to a Section 278 Highway Agreement with Kent Highway Services.

The County Council’s Biodiversity Officer has no objection to the application, subject to the imposition of conditions requiring the implementation of the recommendations set out within the submitted Protected Species Report, and the inclusion of ecological enhancement measures within the landscaping scheme.

Public Rights of Way have provided some general informatives with regard to works adjacent to and/or on a Public Right of Way. It is also advised that ‘the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highways Authority.

The County Council’s Landscape Advisor states that the proposals would not cause any significant landscape or visual impacts, and recommends that details of landscape proposals (including the green roof), tree protection, and the precise location of the proposed fencing in relation to existing hedges, be submitted pursuant to planning condition.

The County Archaeologist has no objection to the application and does not require any further archaeological work to be undertaken.

Kennington Community Forum no comments received to date.

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Local Member

13. The local County Member, Mr R King, was notified of the application on the 15 August 2011. The local County Member for the adjoining ward, Mrs E Tweed, was also notified of the application on the 15 August 2011.

Mr King expressed his full support for the application.

Mrs Tweed commented as follows:

“1. I am very concerned at the lack of parking/drop off space for this school. Already there is evidence that people parking legally in a nearby local street are having their cars vandalised, and whilst I am asking the Police to investigate this, it doesn't solve the problem of an already existing lack of safe on-street parking.

2. Whilst cedar cladding can look attractive to some, there are health issues in the use of this material. Cedar naturally contains a chemical which can cause asthma in children. We know that asthma cases are increasing, so I have concerns that we are deliberately choosing a material which can contribute to this. It is the same natural chemical which led to the use of cedar in deterring moths.

3. I am hopeful that a way to heat this building in a sustainable way will be found.

4. In all other respects I have no objections, and welcome the fact this project is being pursued for the benefit of local families - I do hope they will choose to walk to school as much as possible!”

Publicity

14. The application was publicised by an advertisement in a local newspaper, the posting of 3 site notices and the individual notification of 153 neighbouring residential properties.

Representations

15. 2 letters of representation to the application have been received as a result of publicity. However, I have responded to the queries raised and no further correspondence has been received. I have, however, summarised the points raised by them below:

- In favour of the development in principle;
- Concerned regarding parking and access;
- Local roads are already full of parked cars from local offices;
- Would not want to see the children's play park adjoining the site taken away;

I have also received a letter of representation from Hobbs Parker Property Consultants LLP, acting on behalf of the Goat Lees Joint Venture Co. Ltd. They consider that the matter of bio-diversity has been inadequately dealt with, with specific regard to Great Crested Newts, and that further survey work should be undertaken in Spring 2012.

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In addition, the developer of the Goat Lees residential estate is currently in dispute with the County Council regarding land ownership issues. A copy of a letter from their solicitor is appended to this report.

DiscussionIntroduction

16. In considering this proposal regard must be had to the Development Plan Policies outlined in paragraph 11 above. Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Therefore, this proposal needs to be considered in the context of the Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. In addition, the Policy Statement - Planning for Schools Development (August 2011), states that there should be a presumption in favour of the development of state funded schools, as expressed in the National Planning Policy Framework (July 2011). Issues of particular relevance in this case include design, layout, access and parking, ecology, sustainable design and landscaping.

Design and site layout

17. Development Plan Policies promote high quality design, sustainable development, and significant improvements to the built environment. Although no objections to the design and general principle of the proposed development have been received, it is important to discuss these matters to ensure that the proposal is in accordance with the general design principles expressed in Development Plan Policies. The applicant states that the proposed school building aspires to create a focal point from both an architectural and community use point of view, wishing to create its own identity within the residential setting. The Design and Access Statement submitted with the application states that 'architecturally, the area immediately surrounding the site has little architectural character', and it is considered that the new building would add some vigour to the built landscape by providing both complement and contrast. Whilst acknowledging the surrounding buildings in form of scale and mass, the proposed building would, I consider, offer contrasting and complementary forms by its materials and composition. By choosing a different, but complementary, palette of materials, the building expresses itself as something other than the surrounding residential development.
18. The applicant advises that the proposed materials have been chosen for a number of reasons. The large amounts of glazing would offer lightness to the building, and in turn capture reflections of the surrounding landscape/architecture. Elements of diffused glazing to the hall and administration areas would ensure privacy for staff, whilst clear glazing would allow for passive supervision of pupils and the site accesses. The green roof would anchor the building to its green surroundings, and photovoltaics and solar panels would add interest to the design, whilst improving the Schools 'eco credentials'. The applicant advises that the profiled metal roof would add further drama to the building, and that the use of timber cladding would add further movement and texture to the structure.
19. County Member, Mrs E Tweed, has questioned the use of cedar cladding, and states that there are health issues in the use of this material as cedar naturally contains a chemical which can cause asthma in children. Whilst acknowledging this concern, I have noted that most of timber that we use on a daily basis for household items, such

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as oak, beech, birch, chestnut, mahogany and maple are also listed on the Health & Safety Executive's list of 'Toxic Woods'. However, health risks are generally associated with those working in the timber industry, breathing in dust whilst cutting and working with wood on a daily basis. The health risk associated with the use of cedar cladding on a building is considered to be extremely low, and no different to having wooden furniture in a house, or timber doors and window frames. In addition, cedar and other timber cladding is widely used on schools, and other public and residential buildings, across the country. In light of this, I see no reason to refuse the use of cedar cladding on this building. I consider that the material palette proposed would offer a high quality finish, and would enable the school building to have its own unique identity within a typical residential area. Should permission be granted, I do however consider that final details of all materials to be used externally should be submitted for approval. Subject to that, I see no reason to refuse the application on the grounds of materials proposed.

20. The site layout as proposed offers a logical and well thought through arrangement, with the building forming the site's secure boundary, with access and circulation space to the front, and secure playing fields and playgrounds to the rear. The layout also respects surrounding residential properties, and would not, in my opinion, have a detrimental impact on neighbouring properties with regard to noise, overlooking, loss of privacy or general amenity matters. Although single storey, the school has been designed as a series of different elements, each of varying scale, adding interest and relief to the building. The main teaching classrooms, located to the south, would sit under a mono-pitch roof, rising from 3 metres to a height of 5.6 metres, whereas the hall element of the building would rise to a maximum height of 8.1 metres. The height and form of the hall, the tallest element of the building, would tie the predominately single storey school building with its two and three storey residential neighbours.
21. South East Plan Policy BE1 states that new development should provide significant improvements to the built environment, supported by Ashford Borough Local Development Framework Core Strategy Policy CS9, which seeks a high quality design. The proposed development offers a high quality design which would, in my opinion, add architectural interest to the locality and improve the built environment. However, should permission be granted, conditions of consent would require the submission of details of all materials to be used externally and details of the design of any outbuildings, such as sheds and stores, in order to control the development, and in accordance with the Borough Council's recommendation. In addition, a condition of consent would require the development to be carried out in strict accordance with the approved plans. The site layout is logical and well thought out, and would not have a significantly detrimental impact on the amenity of local residents. In light of the above, I consider that the proposed development accords with the general principles of relevant Development Plan Policies, and see no reason to refuse the application on the grounds of site layout, massing or design.

Access and parking

22. Local residents, Boughton Aluph Parish Council, and County Member Mrs E Tweed, have expressed concern over the access and parking issues associated with this development. Local roads are already used for parking by local office workers, and concern is expressed that insufficient parking and drop off is proposed. As outlined in paragraphs 6 & 7 of this report, three pedestrian access points into the site are proposed, including a dedicated pupil entrance with a parent waiting bay, which would only be open at the start and end of the school day. Vehicular access would be provided by way of the existing access road to the north-west corner of the site. Onsite car

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parking would be provided to accommodate 21 cars, including 3 dedicated disabled bays, and a separate vehicular exit would be formed in the western boundary. A pick-up/drop-off area is proposed to the north-west corner of the site, and cycle parking would be provided in two areas of the site, adjacent to pedestrian access points.

23. Development Plan Policies, such as South East Plan Policy T4, and Ashford Core Strategy Policy CS15, require development proposals to accord with relevant parking standards, provide cycle parking, and promote the use of alternative modes of transport to the car. The applicant advises that part of the rationale for the design and layout of the proposed school was the need to encourage walking in particular. The school is accessible by public footpaths and cycle ways, and three pedestrian accesses have been included in the proposals to facilitate access from three sides of the school site. The submitted Transport Assessment identified that 54% of journeys to the site would be by foot and that, in addition, two buses serve the site. The Transport Assessment also considers that those dropping off pupils by car would mostly do so in association with other trips, such as journeys to work. The Transport Assessment concludes that there would be no undue pressure on the surrounding roads as a result of this development.
24. The Divisional Transportation Manager raises no objection to this application, subject to the imposition of conditions regarding the provision of on site parking for site operatives/personnel during construction, prevention of mud and similar substances on the highway, the provision and retention of car parking and the drop off area prior to occupation of the development, and the provision and retention of cycle parking prior to occupation of the development. Due to the objections/concerns received, the Divisional Transportation Manager was asked to comment in more detail on the reason behind their consultation response and, as a result, provided the following information:

“The site is in a highly sustainable location, being located within a large residential catchment area, and being well served by public transport, pedestrian and cycle facilities. Whilst some parents will drive their children to school and a drop off/pick up area would be provided in this respect, which can be managed by the school to ensure parents do not park for excessive periods of time. The Travel Plan would also be implemented which would seek to encourage travel by non-car modes.”
25. The Divisional Transportation Manager confirms that they have ‘agreed’ the drop off area within the site, and that the car parking proposed is in accordance with Kent Vehicle Parking Standards, with a space provided for each member of staff. In addition, there is a community car park next to the school which is owned by Ashford Borough Council which the Divisional Transportation Manager considers would be used for overflow car parking if needed. However, local roads, such as Hurst Road, do not have any on-street parking controls, and safe on-street car parking can be accommodated. The Divisional Transportation Manager confirms that they have not been made aware of any safety issues on Hurst Road. A Travel Plan has been submitted with this planning application, which has been prepared in full consultation with Kent Highway Services’ Travel Plan Team. The actions within the Travel Plan have been agreed and would further promote the take up of sustainable transport modes in future years, such as the implementation of walking buses. Ashford Borough Council has requested that ongoing monitoring and review of the Travel Plan be subject to a legal agreement. However, the Travel Plan would be subject to ongoing monitoring and review in conjunction with Kent Highway Services Travel Plan Team, as is usual practice, and this would be required by planning condition should permission be granted. I do not consider that a legal

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agreement would be appropriate in this instance, as ongoing monitoring and review is a necessary requirement of the Travel Plan, and would be undertaken anyhow. However, for the avoidance of doubt, as stated, a condition of consent would require such monitoring and review to be undertaken. I am also advised, that the current competition for vehicle parking spaces in the locality, referred to by some, has arisen because of an under provision of parking for employees at adjacent offices, but that is now being addressed by the provision of additional parking there.

26. In light of the above, I consider that the applicant has taken all reasonable steps to encourage sustainable transport, and has provided adequate facilities to accommodate those that choose to drive to the site. Subject to the imposition of the conditions required by the Divisional Transportation Manager, I consider that the development would not have a detrimental impact upon the local highway network and, therefore, see no reason to refuse the application on these grounds. In addition, details of the surfacing of car parking and access areas would be required within a detailed landscaping scheme, which would be submitted pursuant to condition should permission be granted.

Public Right of Way

27. The cycle way/Public Right of Way, which runs along the eastern boundary of the site would be affected in that two pedestrian entrances into the site would be accessed via it. In addition, the main pupil pedestrian entrance, half way down the site's eastern boundary, would necessitate an extension to the hard surfacing of the Public Right of Way to create a parent waiting area. The Public Rights of Way Unit has been consulted on this planning application and has not raised objection, but has provided general informatives with regard to works adjacent to and/or on a Public Right of Way. Should permission be granted, I consider it appropriate to attach the advice given by the Public Rights of Way Officer to the decision notice, and bring this to the applicant's attention by way of an informative. Subject to this, I do not consider that the proposal would adversely affect the cycle way/Public Right of Way.

Landscaping

28. As outlined in paragraph 1 of this report, the site is essentially an overgrown rectangular field, the boundaries of which are well vegetated, particularly to the south. Although some small trees within the site would need to be removed to accommodate the development, these are considered to be young and their loss could readily be mitigated by replacement planting. Most of the peripheral vegetation would be retained, except a section of the existing hedge to the east that would be removed to accommodate the pedestrian entrance. The County Council's Landscape Advisor considers that the external works proposals appear to be acceptable, and states that the proposals would not cause any significant landscape or visual impacts. However, should permission be granted conditions of consent would be imposed requiring the submission of detailed landscape proposals, to include details of the green roof, (including a programme of maintenance), and the protection of all trees to be retained in accordance with BS5837:2005 'Trees in Relation to Construction'. In addition, precise details of all gates, walls, fences and other means of enclosure would be required, including exact location in relation to existing trees/hedges, colour finish, height and specification. That condition would also cover the matters raised by Ashford Borough Council with regard to fencing being a maximum height of 1.2 metres to the front of the site, and details of the refuse enclosure. Subject to the imposition of these conditions, I

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do not consider that the development would have a detrimental impact on the local landscape, or would lead to a loss of important trees in the area.

Ecology

29. An Ecological Scoping Survey and a Reptile Survey Results Letter have been submitted in support of this application. I have received a letter from Hobbs Parker Property Consultants LLP, acting on behalf of the Goat Lees Joint Venture Co. Ltd, who consider that the matter of bio-diversity has been inadequately dealt with, with specific regard to Great Crested Newts. It is suggested that further survey work should be undertaken in Spring 2012. However, the applicant's Ecological Scoping Survey states that there are no water bodies within 250m of the site which could support breeding amphibians, including Great Crested Newts. Although there are approximately six water bodies within 500 metres of the site, the site is surrounded on all sides by hard landscaping and buildings, isolating the site. It is therefore concluded unlikely that the site provides terrestrial Great Crested Newt habitat. In addition, the Scoping Survey states that there is a drainage ditch approximately 50 metres to the east of the site, which appears to be heavily vegetated or culverted as no surface water was apparent from the aerial mapping. The Scoping Survey concludes that the ditch may provide suitable habitat for frogs and toads, but is unlikely to be suitable for breeding Great Crested Newts as there is no water present during the spring and summer months. I do not, therefore, consider that further survey work is required in this respect.
30. The County Council's Biodiversity Officer has been consulted on this application, and has no objection, subject to the imposition of conditions. The submitted Ecological Scoping Survey concludes that no further survey work is required, but makes a number of recommendations which should be followed prior to and during construction works, such as the protection of nesting birds. Subject to the imposition of a condition requiring that the recommendations detailed within the Scoping Survey be followed prior to and throughout the construction period, I do not consider that the development would have an adverse impact upon protected species. In addition, details of ecological enhancement measures would be required as part of the landscaping scheme which would be submitted pursuant to condition, should permission be granted. Subject to the imposition of these conditions, I see no reason to refuse the application on the grounds of ecology.

External lighting

31. No details have been provided on external lighting for the development. If permission is granted, it would therefore be appropriate to reserve details by condition so that the type and position of any external lighting can be controlled to ensure any potential nuisance from light pollution can be minimised. In addition, for the avoidance of doubt, it would be conditioned that no floodlighting shall be installed on site without the submission and determination of a full planning application.

Sustainable construction

32. Development planning policies require developments to be sustainable and to address issues of climate change. In particular, Policy CS10 of the Ashford Borough LDF Core Strategy requires that all major developments incorporate sustainable design features to reduce the consumption of natural resources and to help deliver the aim of zero carbon growth in Ashford. The Borough Council's adopted Supplementary Planning Document (SPD) on Sustainable Design and Construction sets out in more detail how

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they will apply this policy. Under the policy, unless it can be demonstrated that doing so is not technologically practicable, would make the scheme unviable or impose excessive costs on the occupier, the school development would be expected to meet an overall BREEAM rating of Very Good, and achieve a minimum reduction of 20% in carbon dioxide emissions through use of on-site sustainable energy technologies, with any shortfall being met by the applicant making a financial contribution to enable the residual carbon emissions to be offset elsewhere in the Borough. The financial contributions are paid to the Ashford Carbon Fund which is managed by the Borough Council. The SPD on Sustainable Design and Construction states that monies from the fund will pay for carbon savings through energy efficiency schemes, and tree planting as part of Ashford's Blue and Green Grid. It also states that energy efficiency schemes are favoured by the Council as they are the most cost effective method for reducing CO² being released into the atmosphere, from energy use in existing dwellings.

33. A BREEAM pre-assessment is included with the application. The applicant highlights in its planning statement that the development would serve residents of the local area and the new building would be of timber frame construction with natural ventilation aimed at achieving a minimum 10% reduction in CO² emissions, through the use of renewable technologies. Also, sustainable transport would be encouraged by way of the provision of on-site parking/access for essential users only. In addition, the existing site is of limited ecological value, although ecological enhancement by way of the provision of new habitats and protective measures during construction would maintain and improve the biodiversity of the site. It is concluded from the pre-assessment that the project could achieve a minimum 'Very Good' rating and credits would be achieved in all the target areas identified by BREEAM, i.e. management, health and well-being, energy, transport, water, materials, waste, land use & ecology and pollution.
34. It will be noted that the Borough Council's views amongst other matters reflect the requirements of this policy. In terms of the BREEAM rating the Borough Council has requested a condition be imposed to ensure that the development does achieve a rating 'Very Good' and I consider that this would be reasonable given that the indications from the pre-assessment that this can be met.
35. However, the Borough Council is also requesting that the applicant enters into a planning obligation with the Borough Council to secure a financial contribution to the Ashford Carbon Fund based on the residual carbon emissions of the development quantified over 10 years, in accordance with its LDF Core Strategy Policy CS10 and adopted SPD on Sustainable Design and Construction. In addition to the financial contribution, the Borough Council's proposed planning obligation would also include a one off payment of £1000 for monitoring compliance with the agreement and its other costs, expenses and disbursements incurred in connection with the agreement.
36. Current indications based on design work carried out by the applicant since the application was submitted are that a 12% reduction in CO² emissions could be achieved through the use of sustainable energy technologies. That means there is a shortfall of 8% from the 20% level (reduction to be achieved by sustainable energy technologies) set by Policy CS10 and residual emissions in total of 88% compared to the policy objective for the development to be carbon neutral. On the basis of this shortfall, the applicant has calculated (using the template in the SPD on Sustainable Design and Construction) that a contribution of some £9142 would have to be made to the Ashford Carbon Fund. I understand that any contribution made to the fund, together with the other costs itemised by the Borough Council, would have to be provided from the budget already set aside to complete project.

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37. As a general principle, where it is able to do so the applicant should meet the key objectives of this and other development plan policies which promote sustainable design and construction. However this does need to be balanced to ensure that the design quality of the project as a whole is still achieved and maintained without unduly compromising other elements of the proposal in delivering this important community building.
38. Having regard to the Policy CS10 considerations and the Borough Council's views, the applicant has agreed to make a contribution to the Ashford Carbon Fund (if planning permission is granted). However, bearing in mind such a contribution would have to be made from the total project budget and in order to provide certainty on apportionment of the overall budget costs they consider this should be made as a one off payment of £9142 at the commencement of the construction of the development. This would be based on current calculations rather than on a later assessment upon completion of the development, and would negate the need for the monitoring fee. I consider that this suggested approach to these policy requirements is a proportionate one in this case and I am currently considering with the Director of Governance and Law the most efficient and appropriate way for the County Council as the determining authority of securing the applicant's contribution to the Ashford Carbon Fund. I will report further on this matter at the committee meeting. Clearly, it is important to ensure that the strictly limited funds available are not unnecessarily diminished when they would be of greater public benefit if used in the development itself.

Drainage and Land Contamination

39. The Environment Agency raises no objection to this application subject to the imposition of conditions regarding surface water drainage and land contamination. Therefore, I consider that subject to the imposition of a condition requiring the submission of a detailed surface water drainage scheme prior to the commencement of the development, the development could be controlled to ensure that it would not result in unacceptable pollution levels. In addition, at the request of the Environment Agency and Ashford Borough Council, should permission be granted a condition would be imposed to ensure that if, during development, contamination not previously identified is found, then works should cease until otherwise notified in writing by the County Planning Authority. Again, this would ensure that the development would not result in an unacceptable level of pollution, in accordance with the principles of Development Plan Policy. Additional advice for the applicant is also provided with regard to drainage and the storage of fuel, oil and chemicals, and this would be covered by the imposition of an informative drawing the applicant's attention to the Environment Agency's letter.

Construction

40. Given that there are neighbouring residential properties, if planning permission is granted it would, in my view, be appropriate to impose a condition restricting hours of construction in order to protect residential amenity. I would suggest that works should be undertaken only between the hours of 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays.
41. In addition, I consider it appropriate that details of a Construction Management Strategy be submitted for approval prior to the commencement of development. That should include details of the methods and hours of working, location of site compounds and

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operative/visitors parking, details of site security and safety measures and details of any construction accesses. Should permission be granted, a Construction Management Strategy would be required pursuant to condition and the development would thereafter have to be undertaken in accordance with the approved strategy.

42. In addition to the above, should permission be granted, conditions of consent would ensure that dust, noise, mud on the local highway network, and other matters associated with construction, would be mitigated as far as reasonably possible so as to minimise disruption to local residents.

Land Ownership matters

43. The developer of the Goat Lees residential estate is currently in dispute with the County Council regarding land ownership issues. A copy of a letter from their solicitor is appended to this report. As detailed in the appended letter, as part of the Section 106 Agreement in relation to the housing development, the housing developer agreed to transfer the school site to the County Council. The County Council covenanted that should it not have substantially constructed or procured the substantial construction of a school on the site within 12 years of the date of the commencement of the housing development, then the County Council would transfer the land back to the housing developer, at their request. The housing developer considers that the development commenced on the 14 June 1999 and, therefore, considers that the land should be transferred back with effect from the 14 June 2011. The County Council is disputing this assertion. However, these matters of land ownership are not relevant to the consideration of planning applications, and are legal aspects to be settled separately from this planning decision process. Therefore, it would not be appropriate to take them into account in deciding the merits of this application.

Conclusion

44. In my view, the development would not give rise to any significant material harm and is in accordance with the general aims and objectives of the relevant Development Plan Policies, including those that seek to secure a high quality design and protect the urban landscape. In addition, the Policy Statement - Planning for Schools Development (August 2011), states that there should be a presumption in favour of the development of state funded schools, as expressed in the draft National Planning Policy Framework (July 2011). I consider that, subject to the imposition of appropriate planning conditions, this proposal would not have a significantly detrimental effect on residential or local amenity, the character of the area, or the local highway network. In addition, the development would meet the sustainable development objectives as set out in Development Plan Policies, and a contribution to the Ashford Carbon Fund would be made. There are no material planning considerations that indicate that the conclusion should be made otherwise. However, I recommend that various conditions be placed on any planning permission, including those outlined below.

Recommendation

45. Subject to the applicant making a contribution to the Ashford Carbon Fund, as referred to in paragraph 38, I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT to conditions, including conditions covering:
- the standard time limit;
 - the development to be carried out in accordance with the permitted details;

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- the submission of details of the design of any outbuildings and structures;
- the submission of details of all materials to be used externally;
- details of all external lighting;
- a scheme of landscaping, including ecological enhancement measures, the green roof, and hard surfacing (including car parking and access areas), its implementation and maintenance;
- measures to protect trees to be retained;
- details of fencing, gates, walls, the refuse enclosure, and other means of enclosure, including heights and colour finishes;
- no tree removal during the bird breeding season;
- development to accord with the recommendations of the ecological surveys;
- a BREEAM rating of 'Very Good' to be achieved;
- submission of a detailed surface water drainage scheme;
- land contamination;
- provision of access, car parking, pick-up/drop-off, circulatory space, and cycle parking prior to first occupation, and subsequent retention;
- ongoing monitoring and review of the School Travel Plan;
- no flood lighting shall be erected on the site, without the written permission of the County Planning Authority;
- hours of working during construction and demolition to be restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays;
- construction management strategy, including access, parking and circulation within the site for contractors and other vehicles related to construction and demolition operations;
- measures to prevent mud and debris being taken onto the public highway.

46. I FURTHER RECOMMEND THAT the applicant BE ADVISED of the following informatives:

- Account should be taken of Environment Agency's advice relating to drainage and the storage of fuel, oil and chemicals.
- The applicant's attention is drawn to the letter from Public Rights of Way which contains general informatives with regard to works adjacent to and/or on a Public Right of Way. It is also advised that 'the granting of planning permission confers on the developer no other permission or consent or right to close or divert any Public Right of Way at any time without the express permission of the Highways Authority'.
- The applicant is advised that any new vehicular and pedestrian access onto the public highway would be subject to a Section 278 Highway Agreement with Kent Highway Services.

Case officer – Mary Green	01622 221066
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Background documents - See section heading
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Proposed 1FE Primary School at Goat Lees, Kennington, Ashford – AS/11/994 (KCC/AS/0367/2011)

POLICY CS10: Sustainable Design and Construction

All major developments (as defined in paragraphs 9.57 and 9.58) must incorporate sustainable design features to reduce the consumption of natural resources and to help deliver the aim of zero carbon growth in Ashford.

Unless it can be demonstrated that doing so is not technologically practicable, would make the scheme unviable or impose excessive costs on occupiers, developments are expected to:-

A) Achieve the standard set out below or specified in a later DPD, or an equivalent quality assured scheme, with a strong emphasis on energy, water and materials. These requirements will be met through:

- (a) Energy and water efficiency,
- (b) Sustainable construction materials, and,
- (c) Waste reduction.

B) Reduce carbon dioxide emissions through on-site sustainable energy technologies at the percentage set out below or at such other level as may be specified in a subsequent DPD.

C) Be carbon neutral which can be met through a combination of (A) and (B) above, with any shortfall being met by financial contributions to enable residual carbon emissions to be offset elsewhere in the Borough.

Ashford LDF 2007- 2014						
			(CS3) Town Centre & (CS4) Brownfield Urban Sites	(CS5) Urban Extensions & (CS4) Greenfield Urban Sites	(CS6) Tenterden, the Villages	Existing and refurbishment
(A)	Residential		Code Level 3	Code Level 4	Code Level 2	EcoHomes 'Very Good'
	BREEAM	Overall level	Very Good	Excellent	Good	Very Good
		Energy Credits	Excellent	Excellent	Excellent	Excellent
		Water Credits	Maximum	Maximum	Excellent	Excellent
		Material Credits	Excellent	Excellent	Very Good	Very Good
(B)	Minimum Carbon Dioxide Reduction					
			20%	30%	10%	10%

Revised standards for 2015 onwards will be set in a review of the Core Strategy or a DPD.

Where any site is brought forward as two or more separate development schemes of which one or more falls below the relevant threshold for this policy, the Council will require the relevant targets in the above table to be met as though the site had come forward as a single scheme.

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APPENDIX 2

Our ref : CAM/MPS/GO0502.36
Your ref : LS/A/16191/328

19 September 2011



For the attention of Sharon Thompson
Head of Planning Applications Group
Kent County Council

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Dear Sirs

**Comment regarding planning application
KCC/AS/0367/2011
Our client: Goat Lees Joint Venture Company Limited
School site at Goat Lees, Trinity Road, Kennington, Ashford**

This letter is written in response to the County Council Regulation 3 application by KCC Capital & Premises referred to above. We act for the above-named client, an interested person in the application for the reasons set out below.

Our client was the original developer of the Goat Lees residential estate and owner of the entire site including the land the subject of the present application ("the School Site"). As part of the section 106 agreement in relation to the development circa 1999, our client agreed to transfer the School Site to the Council. The Council covenanted that should it not have substantially constructed or procured the substantial construction of a school on the School Site within 12 years of the date of the commencement of the development, it would retransfer the School Site to our client upon its request. The development commenced on 14 June 1999 and we on behalf of our client have demanded the retransfer with effect from 14 June 2011, by our letter to the Council of 31 May 2011 and have repeated the demand several times since in correspondence.

Partners
CA McDonald
R H Rix
M J Dewey
D G Fifield
J D Hudson
M D Stevens
L K Flayson
R J Diplock
A A Dolnik
D C Thornycroft
M P Sell

Associates
T E Crump
M V Carr

Consultant
J S Lowings - Non Practising

Also at Ashford Market
and New Romney



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Our client is entitled to have the School Site retransferred to it forthwith and plans to issue Injunctive Proceedings in that relation against the Council in the very near future. In fact, in view of the planning application made in respect of the School Site (which if granted could potentially devalue the Site significantly) our client's intention is to issue proceedings imminently if that is necessary.

Comment upon application KCC/AS/0367/2011 and related Ashford Borough Council application 11/00994/AS

For the reasons set out above, our client is entitled to the transfer of the School Site to it and, in effect, the Council holds the Site in trust. We would contend therefore that our client is beneficial owner of the Site and that the Council had a statutory obligation to notify our client of the application. In any case, our client by virtue of the contentions it makes in relation to the Site, is without any doubt a person interested in the application and should have been notified specifically.

Contrary to the above, our client has been given no specific notice of the application. No effort has been made to include our client in the planning process and, indeed, the opposite. We and the Council have been embroiled in a protracted correspondence since May of this year in relation to the School Site and they have failed at any stage to mention the application or plans to make the same. We and our client are appalled that KCC has seemingly sought to obtain planning consent without our knowledge or participation. For the information of Ashford Borough Council, we sent to Kent County Council copies of a letter from us to the Headteachers Collaboration Group setting out our client's position (explaining to the reader why the Council's plans for the Site were misconceived) and asked that copies of the letter be produced at the initial planning consultation on 16 June 2011. Despite this, it is clear from the documents we now find on Ashford Borough Council's planning portal that no reference at all has been made to our client in the planning documentation.

We and our client only became aware of the making of the application (both KCC/AS/0367/2011 and 11/00994/AS) today and would have expected, as a bare minimum, to have been told by the Council that applications had been made.

Without question, neither the planning committee of Ashford Borough Council nor the planning department of Kent County Council should dedicate further time and public expense to the applications until the question of our client's entitlement to the Site has been resolved and, at very least, no final decision should be made until the contentions made herein have been given proper consideration. Our client's entitlement is salient to the application because the granting of the same would, if our client's argument


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APPENDIX 2

were correct, be contrary to the wishes of the rightful owner of the Site.

We will forward shortly copies of the correspondence between Kent County Council and us in relation to this matter.

Yours faithfully



Hallett & Co

- c.c. Legal & Democratic Services, Kent County Council (by DX and email)
- Katy Magnall, Ashford Borough Council (by email, fax & post)
- Paul Girling, Ashford Borough Council (by email & post)
- Transcribed to Ashford Borough Council planning portal for online comment

