

## Charlotte Allen

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**From:** Parish Clerk <parish.clerk@eightashgreen.com>  
**Sent:** 24 February 2015 10:05  
**To:** Planning Policy  
**Cc:** Beverley McClean  
**Subject:** Response to Call for Sites and Spatial Options

Eight Ash Green Parish Council welcomes the opportunity to respond to both the spatial options proposals for the Borough and the consultation on the Call for Sites. Both of these documents were debated at the Council's February meeting and the following response should be used as the Council's formal response to both consultations.

A number of the suggested spatial option proposals look to allocate more development in rural areas than there has been in the past. The Council feels that this should be avoided where possible as it is a less sustainable option than large scale expansion of the existing urban area or new settlements as proposed in some of the other spatial options. These more sustainable solutions will better enable the provision of appropriate infrastructure and community facilities than expansion of existing villages. The Council would also draw attention to their adopted Parish Plan and Village Design Statement, both of which determine that larger scale developments would ruin the character of the village and that if any expansion must be accommodated then smaller scale development is far more in keeping with the rural nature of Eight Ash Green.

With regard to the call for sites in and around Eight Ash Green, the Parish Council are keen to highlight the following priorities for the village;

- That the heaths, greens, open space and common land within the village be preserved and kept free of development.
- The strategic gap between Eight Ash Green and Stanway should be kept free of all development to prevent the coalescence of the two areas and continued urban sprawl, something which is strongly opposed by our Village Design Statement.

On this basis the Council strongly object to the proposed site 124 (the former P&R proposal site) and the allocation in Stanway that encroaches into the strategic gap.

The Parish Council has also concerns regarding the impact of any major development within the village in terms of school places at the local school. The school is already at capacity with children on the waiting list and large numbers of family homes would put added pressure on this. The school site is also heavily constrained and it is doubtful whether it is capable of further expansion.

The roads within the village are used by large volumes of traffic, and congestion is a daily occurrence. Large scale development would lead to further problems on our already stretched road network with particular concerns for the A1124 junctions with Wood Lane and Spring Lane together with the stretch of road that links the village with the A12.

The Parish Council are aware that there could be access issues with two of the sites (land off of Seven Star Green and the old Orchard off of Halstead Road) as the land needed to access these sites is owned by different people to those who have put the sites forward.

Should any development be proposed to take place within the village, the Parish Council would ask that it is recognised that there are identified community deficiencies within the village as indicated in the Parish Plan and that these should be addressed before further development takes place.

The Parish Council are committed to our Parish Plan and Village Design Statement documents which stipulate that large scale development would be inappropriate in the village and will be working towards the adoption of a neighbourhood plan to underline its position.

Kind Regards,

Amy

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**Amy Harness**  
*Parish Clerk*



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