Location and history of parish

Boughton Aluph and Eastwell Parish lies on land sloping, initially steeply, from the top of the North Downs towards the Great Stour Valley; the northern and significantly larger area being within the North Downs ANOB, the majority of the southern section within a Landscape Character Area, and a smaller southern tip, closer to Ashford, being more intensely and recently developed. The earliest part of the Parish began from the Roman road [crossing with Dover/Faversham-Reculver Roman route] linking the Weald to Canterbury (remains can be seen at Kempe’s Corner), and the ancient Pilgrim’s Way to Canterbury doglegs through the middle of the Parish, with a branch dividing off from the eastern end of Boughton Lees towards Folkestone.

Settlement in both Boughton Aluph and Eastwell dates back to Saxon times with the Domesday Book of 1086 recording a wealthy community with Church, two mills and land for 33 ploughs at Boughton Aluph, whilst the ownership of Eastwell estate has been recorded from the Domesday survey onwards. The gradual growth and increasing significance of Eastwell Estate, especially in the nineteenth century, led to additional development in Boughton Lees around its triangular green. The village offered housing for estate workers and trades, including blacksmith, wheelwright, butcher and grocer. In this way the village grew around the green rather than by the two churches of St Mary’s, Eastwell, and the pilgrim’s church of All Saints at Boughton Aluph. The Eastwell Estate now covers about 1200 hectares (much lying outside the parish) and the house, rebuilt in 1928, has now been renamed Eastwell Manor and is a country-house hotel and leisure complex. An interesting and more detailed account of the parish history can be found in the Parish Design Statement, 2003.

Housing development

Significant increases in population and development started in the late twentieth century. Some linear development and infilling had begun earlier, for example, in Sandyhurst Lane and Lenacre Street, but between the 1991 and 2001 censuses the population rose from 695 to 1099. More strikingly still the 2011 census shows the parish recording the highest % population increase in Kent, 126%, from 1099 to 2490 persons. (ref. KCC Area Profiles)

The new Trinity Road, a branch off the Ashford to Faversham A251, cutting through Goat Lees to the M20 interchange 9, opened this heath land to extensive development, and this area is the source of the rapid population increase. Land, owned by the Cambridge College, was developed into large housing estates on either side of Trinity Road as it approached the A251, with a substantial area to the south [396 acres ref 2014 Kent Property Market] managed by Quadrant Estate, being marked for commercial development. This is now Eureka Business Park.

A small retail parade off Trinity Road opened in Eureka together with a pub, nursery and a building for health purposes. Goat Lees Primary School opened in September 2013. Designed by the Bromley-based architectural business, Pellings, its innovative and eco-efficient design has won 3 awards including the 2014 winner of Kent Design and Development awards.

Settlement characteristics

Settlement styles vary widely and are reflective of the Parish’s lengthy history, indicated by the Long Barrow at Jacket’s Field (a likely Neolithic burial mound) and the Roman remains at Kempe’s Corner. This variation in styles includes the mediaeval cluster at Boughton Aluph on the Pilgrim’s Way, the estate-related village setting of Boughton Lees, the number of scattered buildings (generally of agricultural origin), for example, at
Warren Farm, White Hill, and Boughton Corner, and the mediaeval hamlet at Kempe’s Corner which developed alongside an important road crossing. Some small settlements are directly trade-related as at Brickfield and Malthouse cottages. In addition there is linear development as on Wye Road, Lenacre Street and Sandyhurst Lane, and, more recently, the modern development of cul-de-sacs, closes and apartment buildings of the Goat Lees developments. (In all there are 43 listed buildings and structures in the Parish and some will be referred to more fully in the heritage section.)

Businesses associated with these settlements include farming, two public houses, Eastwell Manor Hotel, B&B accommodation, the retail area at Goat Lees and Eureka Business Park. There are an increasing number of small home-based businesses reliant on broadband. This is an important potential area of growth but one currently constricted by poor broadband speeds. There is some diversification as at Lenacre Farm, where an agricultural building has been converted to offer modern office space.

Key characteristics: ANOB setting, distinct settlements, mixed housing, historic parkland, historic buildings, more modern, more densely populated south west corner, opportunity for innovative development in Eureka Park

www.ashford.gov Policy EN11 maintaining distinct edges to settlements to retain important open gaps between them.

Boughton Lees and its Conservation Area

Boughton Lees` key characteristics include its triangular green, the rich mix of the housing stock that surrounds the green, and the important spaces between surrounding buildings which preserve views in towards the green and out to the Downs, Eastwell Park and to agricultural land,

The Conservation Area, the sole one in the Parish, came into existence on 19th February 1987. It recognises the special nature of the green and settlement around it which is well known and valued locally and an attraction to tourists. The area conserved covers the main part of the village and its purpose is to preserve the special balance of buildings, spaces and landscape and to ensure that change recognises the sensitivity of the location and does not harm the character of the area. One poor planning decision can quickly destroy this delicate balance.

The Lees, the triangular green at the heart of the village, has been recorded as the site of a fair since Plantagenet times (this continues yearly) and is the site of the cricket pitch which has been played on for over 200 years.

The great variation in housing stock is of particular importance here. Buildings vary in age, type, style, roof line, position, relative density and materials. The mix includes public sector housing from 1952, a fifteenth century hall house now a church, a rectory (check?) now divided into flats, nineteenth century terraces, and larger plots with centrally positioned detached houses creating valued proportion and space.

Key characteristics: conservation area, open views, gaps between buildings, historic buildings, historic Green

www.ashford.gov Policy EN16 Development in conservation areas; the criteria.

www.ashford.gov Policy TRS1 Minor residential development or infilling

www.ashford.gov Policy TRS17 Landscape Character and Design

Boughton Aluph

Lying one mile to the north-east of Boughton Lees, Boughton Aluph`s most notable feature is the striking Grade 1 listed All Saints Church. It stands alone, on the edge of a field overlooking the Great Stour valley.
First developed in the 13th century with many later additions, it is now used for worship in the summer and is the home of the Stour Music Festival for the two final weekends in June. Slightly north east of the Church, Boughton Court is built over a fourteenth century crypt, though most visible parts are nineteenth century.

The winding lane, the Pilgrim’s Way, and the footpath diverting from it directly towards the Church are in themselves valued characteristics of this settlement. The path leads to the pilgrim’s porch, with fireplace, on the west side of the Church which was an important resting place for pilgrims before tackling the more dangerous woodlands stretching towards Canterbury.

Key characteristics: landmark Church, mediaeval hamlet, historic buildings, historic footpath

www.ashford.gov Policy TRS18 Important rural features

Sandyhurst Lane

In the north-west of the Parish, Sandyhurst Lane forms a particularly important boundary to the north western edge of both the Parish and of Ashford Town, marking the transition from semi-rural into agricultural land. The key characteristic of the lane is its open aspect along the greater part of the northern side with far reaching views to the North Downs. This valued quality of the lane includes a lengthy section of Sandyacres, a much used centre and recreation ground. A footpath to the back of this ground leads to woodland and a pond, an area rich in wildlife.

Housing along the lane is mixed with several bungalows, and much built between the wars. Plot sizes are relatively large and well-spaced, properties are set back from the road with generally mature landscaping and the area has a settled and attractive quality.

Two listed properties, the flint and stucco Eastwell Towers and the nearby Eastwell Lodge, offer a notable entrance to the eastern end of the lane and Sandpit Cottage, sensitively restored and extended, marks the western boundary of the Parish.

Key issues: urban/rural boundary, open views, heritage buildings, Sandyacres centre

Lenacre and Eastwell

Many of the characteristics of Lenacre Street echo those of Sandyhurst Lane. Again, key characteristics that need to be preserved are housing on one side of the road only, and open views towards Sandyacres to the rear and views toward woodland and farmland to the front. Properties are well-spaced and stand back from the road.

Lenacre Street winds on through open fields which are representative of landscape characteristic of the Eastwell Estate. The parkland offers a special and valued landscape which is of key importance in the overall makeup and nature of the Parish. Within the park, buildings are widely spaced and include Lake House, the oldest, and Eastwell Manor, the largest. The ruined church of St Mary the Virgin (once a wealthy, well patronised estate church) now sits at the edge of Eastwell Lake and is a well-known beauty spot.

The estate, aside from its agricultural business, is a significant contributor to local tourism through its footpaths, game shooting and the hotel with its varied leisure facilities.

Key issues: open views, historic parkland, heritage buildings, urban/rural boundary, tourism

Kempe’s Corner

Roman remains lie close to this major crossroad (Wye Road and Harville Road crossing the A28) testifying to its importance over time. A number of listed building remain in the area notably Kempe’s Hall, a sixteenth
century manor house, the eighteenth century Old Gatehouse (once a tollhouse with its listed tollbooth opposite), the Old Saddlers to the south of the crossroad, and Kempe’s Corner House with its listed eighteenth century barn.

To the north of Wye Road are a number of 1950’s detached properties separated from Kempe’s Corner Farm by a field. On the south side of the A28 towards Ashford the parish boundary passes through 7 Brickfield Cottages, one of 9, linked to the former brick making industry. The semi-detached cottages are well spaced leaving attractive views over open fields.

Significant increases in road traffic and poor sight lines, together with the use of the minor Wye Road as a rat run towards the M20, have combined to make this an extremely dangerous crossroad. The addition of speed limits to the A28 either side of the crossroad, and altered road markings have been attempts to reduce these dangers, but significant road safety issues remain.

Key issues: early settlement, heritage buildings, open views to Ashford, dangerous crossroad

**Goat Lees and Eureka Park**

Goat Lees is the most densely populated area in the Parish. Development started in 1998 and housing lies on either side of Trinity Road towards the junction with the A251. Trinity is a relatively broad road, with grass, some walls, fencing and shaped hedging to either side as it passes between the housing areas. Five roundabouts (plus a set of traffic lights) along its length attempt to reduce traffic speed, but this remains a contentious issue. The southern approach from the M20 towards the housing has areas of grass and scrub and some green views. Where the road approaches commercial development on Eureka Business Park there is an attempt to retain green areas, but this falls short of the landscaped parkland originally planned.

To the south of Trinity Road much of the housing lies along, or branches from, the rough oval of Guernsey Way. There is a wide range of homes with a small number of blocks of apartments towards the south, then a mix of largely linked buildings, some 3 storey townhouses, the majority 2 storey linked, or semi-detached, properties. From the central road small closes and areas for parking angle away helping to vary sight lines and break up the space. Low level planting with varied shrubs and occasional small trees offers some maturing greening, but there is a lack of larger trees and less attractive planting and design in the apparently affordable housing area. Differing open-plan frontages, changing roof lines and use of decorative railings or window shapes offer variety.

To the north of Trinity Road there is also a small number of apartment blocks but, in general, there is more space. Properties and gardens are slightly larger and more houses detached though there is also linked and semi-detached housing. There are no through roads; roads branch from Trinity then divide into smaller closes and cul-de-sacs creating visual variety and limiting traffic speed. Variations in house frontages and use of porches and gables create difference.

It is a pity that the shopping parade has been so poorly designed with dull, ageing frontages, and the ongoing problem with litter [which perhaps reflects the lack of thought or care given to this area].

Some areas for housing exist in the potential sites linked to undeveloped areas of Eureka Park. There is possibility here for affordable and social housing of a more modern and innovative type which might be in keeping with the exciting style of Goat Lees Primary School, and not out of keeping with commercial development. However, access, landscaping, and maintaining openness would have to be very carefully considered and developers with a marked interest and record in such building approached.

Key issues: more modern varied housing developments, poorly designed shopping frontage, innovative school design, potential for innovative design of housing and commerce on Eureka Park.
Land Use

Land Use statistics are provided by the Department of Communities and Local Government and deemed experimental statistics to be used only as estimates to inform housing policy and strategies.

The Ordnance Survey Mastermap allocates all identifiable land features into 9 categories, with an additional ‘unclassified’ category. These are: domestic buildings, non-domestic buildings, roads, paths, rail, gardens (domestic), green space, water, other land uses (largely hardstanding), and unclassified.

Land Use in Kent Local Authorities as at 2005 records 85% of the land in Kent as greenspace; the next largest category is domestic gardens accounting for 6%. Ashford is the largest local authority district and has the most greenspace at 91%, domestic buildings at 0.6%, non-domestic buildings 0.4%, roads 1.5%, paths 0.06%, rail 0.2%, and domestic gardens 4%.

However, these figures are 10 years out of date and recent increases in population (see below for the Parish) indicate they are likely to need substantial updating. Figures specific to the parish do not appear to exist, but given the densely populated area of Goat Lees, they are likely to be roughly in keeping with those for the district as a whole.

Housing Density

Housing density records the number of persons per hectare in a given area. In the 2011 Census the Parish population was 2490 and the resulting housing density was 2.51 per hectare (area 993 hectares). To put that in context the highest housing density in Kent was Stanhope in Ashford at 71.09, and the lowest Old Romney at 0.09.

However, the most recent figure for the Parish population is 3320, an increase of 920, based on the 2013 Mid Year Estimates from the Office for National Statistics, (ref: KCC: Area Profiles). This indicates a significant local increase in housing density to 3.61 between 2011 and mid 2013.

Though the above offers a broad brush notion of housing density, what is of more local interest is the idea of density as applied to development within particular parish settlements. Here, as in the example of the Conservation Area of Boughton Lees, housing density can vary within the length of a road, for example, The Lees. One requirement of Policy TRS1 b) of Tenterden and Rural Sites DPD for minor residential development or infilling is that ‘the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area’. TRS1 d) adds that any such development would only be acceptable if ‘the policy would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement’. In Boughton Lees the very varied mix of housing, and housing density, is a quality which resulted in the village`s Conservation Status, and this mix can vary from one group of housing to another creating the variety which is so valued.
In this way the notion of housing density needs to be applied locally with care and sensitivity throughout the Parish as a whole.

Conservation Areas

The 1990 Planning Act (Listed Building and Conservation Areas s69 (1)(a) defines Conservation Areas as `of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance`. Later documentation underlines that both principles of preserving and enhancing are actively relevant.

Over time this description became more sophisticated, developing awareness that conservation areas were not just about the number of listed buildings but about an area which exhibited a crucial quality of local identity, a meaning of place and continuity which had developed over time. Together with this, understanding of the key importance of spaces between buildings, greening, differing vistas and ease of movement (whether on an urban street or a rural setting) were appreciated for `place making`, and building community and well-being.

Although Boughton Lees is the sole Conservation Area in our Parish and the need for it to be `preserved and enhanced` is crucial, the underlying principles which enable a special quality to grow in a settlement should be borne in mind for all the settlements in the Parish. In this way sensitively considered planning needs to apply to all future development.

Housing Design

The National Planning Policy Framework establishes clear expectations that any development should plan positively for the achievement of high quality and inclusive design that fosters and promotes a healthy, safe community. Item 58 in section `Delivering a wide choice of high quality homes` reads:

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning Policies and decisions should aim to ensure that developments:
The above criteria appear broadly in line with our vision statements, and worthy of our support, though planning which encourages health and well being as well as safety is also important. Feedback from the questionnaire will shape our objectives to enable us to refer to these issues more specifically.

www.ashford.gov.uk Sustainable Design and Construction SPD

www.communities.gov.uk NPPF 2012, 7 Requiring good design, 6 Delivering a wide choice of good quality homes

www.ashford.gov Policy CS9 9 design criteria.

www.ashford.gov Core Strategy July 2008 Vision (might well be superceded)

‘... high priority will be given to protecting and enhancing the natural and built environment of the rural areas, especially those parts that have a special designation and those that are closest to the existing and proposed built up area of Ashford.’

www.ashford.gov Policy CS4 Ashford Urban Area DPD part refers to Eureka in BAE

www.ashford.gov Policy CS7 Economy and Employment Development ref to Eureka Park

www.ashford.gov Urban sites and infrastructure DPD

www.ashford.gov Policy U23 Landscape Character and design * preserving character of settlements close to urban area

Overview: Local Needs: Housing type, tenure and price

Up-to-date evidence related to all of these subtopics needs to be brought together to determine the level of housing need for the Parish, to encourage social mix, inclusion and integration, and an appropriate range of size, type and tenure of housing. Local needs will be established first with the following sub topics related to local needs as outlined in the 2015 Action with Communities in Rural Kent survey.

Local Needs

The ACRE Local Needs Survey conducted in March 2015 unfortunately received a low response rate of 19% (the average response rate is roughly 30%). These figures appear unrepresentative and there is reason for a further survey to give a more accurate assessment of parish housing need if we are to make a strong case and possibly designate a Community Right to Build site. [Attempt to gain Patch or Street workers to encourage a higher response rate?]
Analysis revealed that 87% of respondents were owner occupiers, with 59% living in the parish for over 10 years. The survey found:

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 2 bed house for £240,000; to afford to buy this a deposit of approximately £36,000 would be required and an income of £58,286. The Help to Buy Mortgage Guarantee Scheme may assist some local people if they cannot raise a sufficient deposit but their income will need to be higher in order to afford repayments. To afford to rent privately an income of approximately £21,000 would be required to afford the cheapest property which was a 1 bedroom flat for £525pcm; this property was just outside the parish as no available rental properties were found within the parish at the time of writing the report.

The analysis identified:

- 9 children and 20 adults are in housing need
- Those in housing need indicated strong local connections; 12 live in parish, 1 outside
- 4 households in need of affordable housing are for older people

Overall there is a need for up to 13 affordable homes (4 single people, 4 couples without children, 5 families). Of these 4 are to meet the needs of older people.

Housing Type

KCC: Area Profiles (Census 2011) list the total household spaces available for the Parish at 1337, with 1265 houses being occupied. See the table below:

**Housing - types**

*Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS401*

<table>
<thead>
<tr>
<th>2011</th>
<th>Boughton Aluph and Eastwell</th>
<th>Ashford</th>
<th>KCC Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>% of total</td>
<td>No.</td>
</tr>
<tr>
<td>Total household spaces</td>
<td>1,337</td>
<td>94.6%</td>
<td>49,806</td>
</tr>
<tr>
<td>Total household spaces with residents</td>
<td>1,265</td>
<td>94.6%</td>
<td>47,787</td>
</tr>
<tr>
<td>Total household spaces without residents</td>
<td>72</td>
<td>5.4%</td>
<td>2,019</td>
</tr>
<tr>
<td>Detached houses or bungalows</td>
<td>536</td>
<td>40.1%</td>
<td>16,613</td>
</tr>
<tr>
<td>Semi-detached houses or bungalows</td>
<td>276</td>
<td>20.6%</td>
<td>15,034</td>
</tr>
<tr>
<td>Terraced houses or bungalows</td>
<td>386</td>
<td>28.9%</td>
<td>12,031</td>
</tr>
<tr>
<td>Flats, maisonettes or apartments</td>
<td>139</td>
<td>10.4%</td>
<td>5,629</td>
</tr>
<tr>
<td>Caravans or other temporary structures</td>
<td>0</td>
<td>0.0%</td>
<td>499</td>
</tr>
</tbody>
</table>

Currently there is a shortage of smaller properties (two bedrooms or fewer) `combined with demand from both first time buyers and landlords investing in reaction to the huge rental demand for smaller properties` (ref KCC House Prices and Sales below). In the above table flats, maisonettes or apartments make up only 10% of the parish housing stock, whilst there are a higher number of detached houses or bungalows compared to the % in Ashford or the KCC area.

This presents difficulty in availability for all in the area on low incomes or those wishing to downsize.

www.communities.gov.uk, NPPF, *6 Delivering a wide choice of high quality homes.*


www.kent.gov.uk House Prices and Sales 2015 q3

www.ashford.gov.uk ACRE Local Needs Survey 2015
Housing Tenure

Housing tenure for Boughton Aluph and Eastwell Parish:

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Boughton Aluph and Eastwell</th>
<th>Ashford</th>
<th>KCC Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No.</td>
<td>% of total</td>
<td>No.</td>
</tr>
<tr>
<td>Total household spaces with residents</td>
<td>1,265</td>
<td>47,787</td>
<td>605,638</td>
</tr>
<tr>
<td>Owner occupied households</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>owns outright</td>
<td>819</td>
<td>64.7%</td>
<td>32,685</td>
</tr>
<tr>
<td>owns with a mortgage or loan</td>
<td>507</td>
<td>40.1%</td>
<td>17,485</td>
</tr>
<tr>
<td>Shared ownership</td>
<td>20</td>
<td>1.6%</td>
<td>638</td>
</tr>
<tr>
<td>Rented households</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>rented from a local authority</td>
<td>402</td>
<td>31.8%</td>
<td>13,764</td>
</tr>
<tr>
<td>rented from an housing association</td>
<td>108</td>
<td>8.5%</td>
<td>4,702</td>
</tr>
<tr>
<td>privately rented</td>
<td>61</td>
<td>4.8%</td>
<td>2,213</td>
</tr>
<tr>
<td>other rented</td>
<td>223</td>
<td>17.6%</td>
<td>6,173</td>
</tr>
<tr>
<td>Living Rent Free</td>
<td>10</td>
<td>0.8%</td>
<td>676</td>
</tr>
</tbody>
</table>

Owner occupied and privately rented households predominate at roughly 82%, with a smaller number rented from an housing association or local authority at 13%.

Given the limitation in availability of smaller properties combined with current high prices this indicates a greater need for social and affordable housing for those local to the parish.

www.kent.gov.uk Area profiles, Boughton Aluph and Eastwell Parish, Housing and Households
www.ashford.uk Affordable housing SPD

House Prices

As the ACRE 2015 Local Needs Survey showed an income of roughly £58,000 would be needed to buy the then cheapest property in the parish, and an income of about £21,000 to afford the lowest rental which was just outside the parish.

At the time of writing the cheapest property (by a considerable way) for 2015 in TN24 and TN25 was 127,000 for a two bed flat.

The most recent quarterly bulletin ‘House prices and sales’ quotes the average house price in Kent from June to September as £294,592. This is a rise of 7.65 compared to the same quarter one year ago. Within
this period Ashford recorded the largest increase in house sales compared to the previous year, up by 141 dwellings, suggesting a very strong local market

www.ashford.gov.uk ACRE Local Needs Survey 2015
www.kent.gov.uk House prices and sales 2015 q3 Kent Local Authorities

Affordable Housing

The Affordable Housing Supplementary Planning Document (adopted 2009) outlines that affordable housing in the Ashford district should amount to 30% of all new development, 35% in rural areas. Of that 30%, 60% should be available as social rented stock. The remaining 40% would provide for supported housing: sheltered housing schemes for the elderly, with some as extra care, supported housing for those deemed vulnerable, and a number built to wheelchair standard. There is a concern that the Government’s Right to Buy Scheme may apply to affordable housing in rural areas or to Housing Associations, which would be detrimental to housing stock for local needs. (check detail on this)* *[See Boughton Clerk email 3/11/2015 on Right to Buy v. rural communities and Housing Associations]

Affordable housing will be required on all sites of 15 dwellings or over. Where sites are subdivided by one developer the 30% affordable levy will also be divided across the two or more sites.

Whether ABC will reflect the above in actuality is a moot point. As with Chilmington Green it may well choose otherwise [possibly grouping affordable housing closer to town Centre?]

Note that SPD’s are advisory and compliance voluntary.

www.ashford.gov.uk Affordable Housing SPD
www.ashford.gov Policy TRS4 Exception sites for local need housing
www.ashford.gov Policy TRS5 Exception sites for specialist housing schemes

Brownfield Sites

Of the current Potential Sites only one appears to be on a brownfield site, Rook Toll. As yet I haven’t located other brownfield sites in the parish.

Other information welcomed.

Major Land Owners

Goodman – owner or tenant of Eastwell Estate?
Fermor – owner or tenant of Perry Court?
Parrott – owner of Eastwell Manor
King’s Wood - Forestry Commission?
Land owned by Bilting Farm?
Trinity and Quadrant Estates
OTHERS – suggestions please

Current Housing Pressures
As can be seen there are significant pressures relating to the type, tenure and price of property available for local people who wish to remain within the Parish.

There is a particular need for a greater variety of smaller properties for individuals wishing to buy and those seeking affordable housing.

The survey indicated demand for affordable shared ownership, affordable social housing, and for older people. There is little property to rent. A search in the Land Registry’s data on houses to rent (www.mouseprice.com) on 02/12/2015 showed there were only 4 available in the TN25 area, the cheapest rental was £785 pcm for a 3 bed house in Aldington. In the TN24 code only 4 were available for rent, the cheapest was £495 pcm for a 0 bed studio in Willesborough.

Although wages have increased slightly they are not keeping up with increases in house prices. In addition the majority of employment for the lower-waged in the Ashford area is in retail and warehouse sectors where wages are generally low. There have also been reductions in the number of middle-income jobs available in response to recent economic pressures.

www.mouseprice.com

Future Housing Pressure from ABC local plan

There is likely to be pressure to develop Eureka Park. This can be to our advantage. A wider range of small properties and affordable housing is needed in the Parish. We can influence the nature and layout of housing, ensuring sustainable, eco-aware, safety conscious planning – with a particular attention to green corridors and green space. We also have the model of Goat Lees Primary School which can encourage a more modern person-centred style of planning. There are more innovative developers who might be interested in this.

Commercial development is also likely in Eureka Park which again might also be to our advantage in gaining CIL/infrastructure (?) monies. However, some feel that ABC have long struggled to develop this area and this type of development might well be attracted to the area around junction 10 where access is easier.

There could be some pressure to develop outside what are considered to be Parish housing boundaries. This especially applies to land to the north and west of Lenacre Street and Sandyhurst Lane. In order to prevent housing sprawl into agricultural land Westwell Parish may well support a joint demarcation line limiting development to the north. Establishing settlement boundaries is a key objective.

Traffic problems are a contentious issue in the Parish but the difficulties of our roads might also be to our advantage. They make it problematic to develop the area on a significant scale, and ultimately might be preferable to the driving through of major roads and far more extensive and uncontained development.

What would happen if we didn’t have an NP?

It was suggested that Wye NP address this.

Identification of sites
Sites that fall within Boughton Aluph & Eastwell and Bockhanger Wards

BBAE1    Ashford Golf Club                                      agent: Robert Stevenson, John Bishop Associates
Owner ABC (all land?)

BBAE2    Land at Eureka Park                                   Trinity College and Quadrant Estates [see
documentation on ABC’s site]

Sites in Boughton Aluph and Eastwell Ward

BAE1    Lenacre Hall Farm                                      agent: Stephanie Weeks, Planning Perspectives, London,
SE1 857 Owners the Hardwicks

BAE2    Sandpit, Sandyhurst Lane                               agent: Hobbs Parker, Orbital Park

BAE3    Land adjacent to Gardeners Cottage                      agent: n/a

BAE4    Rook Toll                                              agent: Andrew Martin, Planning Ltd, Dunmow
Owner believed to be Bates

BAE5    Land at Braehead                                       agent: n/a
198 Sandyhurst Lane (10 dwellings)

December 2015