

HOUSING & DEVELOPMENT EVIDENCE PAPER

Please note: The main bulk of the Housing and Development Evidence Paper was completed in December 2015 and remains relevant. The references have been updated to those currently in use at October 2018.)

INTRODUCTION

Boughton Aluph and Eastwell Parishes lie on land sloping, initially steeply, from the top of the North Downs towards the Great Stour Valley. The northern and significantly larger area is within the North Downs ANOB, the majority of the southern section within a Landscape Character Area, and a smaller southern tip, closer to Ashford, is more intensely and recently developed. The earliest part of the Parishes has its origins in a Roman road junction, where the route linking the Weald to Canterbury crossed the road running from Dover to Faversham and Reculver (remains can be seen at Kempe's Corner). The ancient Pilgrim's Way to Canterbury doglegs through the middle of the Parishes, 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 Marys, Eastwell, and the pilgrim's church of All Saints at Boughton Aluph. The Eastwell Estate now covers about 1200 hectares (much lying outside the parishes) and the house, rebuilt in 1928, has now been renamed Eastwell Manor and is a country-house hotel and leisure complex, currently leased by Champneys Ltd. An interesting and more detailed account of the history of the parishes 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 parishes 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 Parishes 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 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 parishes and some will be referred to more fully in the Heritage evidence paper.

Businesses associated with these settlements include farming, two public houses, Champneys at Eastwell Manor, 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: AONB 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 SP7 Separation of Settlements

Boughton Lees and its Conservation Area

Boughton Lees' key characteristics include its triangular village 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 parishes, 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 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 ENV14 Conservation Areas (MM93)

www.ashford.gov Policy HOU3a Residential windfall development within settlements (MM62)

www.ashford.gov Policy ENV3a Landscape Character and Design (MM84)

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 Grade 1 listed church, mediaeval hamlet, historic buildings, historic footpath.

www.ashford.gov Policy ENV5 Protecting important rural features (MM87)

Sandyhurst Lane

In the south-west of the parishes, Sandyhurst Lane forms a particularly important boundary to 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 Parishes.

Key characteristics: urban/rural boundary, open views, heritage buildings, Sandyacres sports and social club.

Lenacre Street 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 Parishes. 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 characteristics: open views, historic parkland, heritage buildings, urban/rural boundary, tourism.

Kempes Corner

Roman remains lie close to this major crossroad (Wye Road and Harville Road crossing the A28 Canterbury Road) testifying to its importance over time. A number of listed buildings 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 Boughton Aluph 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 characteristics: early settlement, heritage buildings, open views to Ashford, dangerous crossroads.

www.kent.gov.uk Crash and Casualty Data

Goat Lees and Eureka Park

Goat Lees is the most densely populated area in the parishes. 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 green views towards the Kent Downs. Where the road approaches commercial development on Eureka Business Park there is an attempt to retain green areas, but this currently 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, unfortunately, 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.

Although echoing the design of the commercial buildings on Eureka Park the flat roofs of the Eureka Place shopping parade are an unfortunate choice in an area adjacent to residential housing.

The S20 strategic site in Eureka Park offers the possibility of affordable and social housing of a more modern and innovative type which might be in keeping with the exciting architectural style of Goat Lees Primary

School, and not out of keeping with adjacent 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 characteristics: more modern varied housing developments, poorly designed shopping frontage, innovative school design, potential for innovative design of housing and commerce on Eureka Park.

www.ashford.gov Policy HOU5 Residential windfall development in the countryside

www.ashford.gov Parish Design Statement: Boughton Aluph and Eastwell

www.ashford.gov Policy S20 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 Parishes) indicate they are likely to need substantial updating. Figures specific to the parishes 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.

www.kent.gov.uk Land Use in Kent Local Authorities as at 2005

HOUSING DENSITY

Housing density records the number of persons per hectare in a given area. In the 2011 Census the Parishes 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 Parishes 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 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, in Boughton Lees. Here the very varied mix of housing, and housing density, is a quality which resulted in the village's Conservation Area 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 parishes as a whole.

www.kent.gov KCC 2011 Census Parish Population

www.kent.gov KCC: Area Profiles (population), Ward Profiles,

www.ashford.gov ENV14 Conservation Areas (MM93)

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 parishes 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 parishes. In this way sensitively considered planning needs to apply to all future development.

www.historicengland.org.uk section -05 [of Guidance on CA, 2006, EH]

Conservation Principles 2008, Historic England

www.ashford.gov Policy ENV14 Conservation Areas

Note that a Conservation Area Appraisal and Management Plan was undertaken for Ashford town centre, Kingsnorth and Woodchurch with a policy and document likely to emerge which will possibly act as model for other sites.

www.communities.gov.uk NPPF, 2018 16. Conserving and Enhancing the Historic Environment. See for general principles.

HOUSING DESIGN

The National Planning Policy Framework (2018) 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 127 in section 12 `Achieving well-designed places` reads:

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Boughton Aluph and Eastwell Parish Council strongly support the above criteria. Feedback from the questionnaire will shape our objectives to enable us to refer to these issues more specifically.

www.communities.gov.uk NPPF 2018, 12 Achieving well-designed places

www.ashford.gov Policy NP6 Promoting High Quality Design

www.ashford.gov Policy ENV3 Landscape Character and Design

www.ashford.gov Policy HOU6 Self and Custom Built Development

www.ashford.gov Policy Residential space standards internal

LOCAL NEEDS: HOUSING TYPE, TENURE AND PRICE

Overview

Up-to-date evidence related to all of these subtopics needs to be brought together to determine the level of housing need for the parishes, 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%).

Analysis revealed that 87% of respondents were owner occupiers, with 59% living in the parishes 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 parishes. At the time of writing the report the cheapest property for sale in the parishes 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 parishes as no available rental properties were found within the parishes 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 parishes, 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.

www.ashford.gov ACRE Boughton Aluph and Eastwell Local Needs Survey May 2015

Housing type

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

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

2011	Boughton Aluph and Eastwell		Ashford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total household spaces	1,337		49,806		634,800	
Total household spaces with residents	1,265	94.6%	47,787	95.9%	605,638	95.4%
Total household spaces without residents	72	5.4%	2,019	4.1%	29,162	4.6%
Detached houses or bungalows	536	40.1%	16,613	33.4%	159,426	25.1%
Semi-detached houses or bungalows	276	20.6%	15,034	30.2%	193,930	30.5%
Terraced houses or bungalows	386	28.9%	12,031	24.2%	157,343	24.8%
Flats, maisonettes or apartments	139	10.4%	5,629	11.3%	118,436	18.7%
Caravans or other temporary structures	0	0.0%	499	1.0%	5,665	0.9%

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 parishes 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 KCC: Area Profiles 2011 Census, Boughton Aluph and Eastwell Parishes

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 Parishes:

Tenure

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright ,
Table: QS405

2011	Boughton Aluph and Eastwell		Ashford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total household spaces with residents	1,265		47,787		605,638	
Owner occupied households	819	64.7%	32,685	68.4%	407,570	67.3%
<i>owns outright</i>	312	24.7%	15,200	31.8%	200,638	33.1%
<i>owns with a mortgage or loan</i>	507	40.1%	17,485	36.6%	206,932	34.2%
Shared ownership	20	1.6%	638	1.3%	5,776	1.0%
Rented households	402	31.8%	13,764	28.8%	184,309	30.4%
<i>rented from a local authority</i>	108	8.5%	4,702	9.8%	35,294	5.8%
<i>rented from an housing association</i>	61	4.8%	2,213	4.6%	48,833	8.1%
<i>privately rented</i>	223	17.6%	6,173	12.9%	91,250	15.1%
<i>other rented</i>	10	0.8%	676	1.4%	8,932	1.5%
Living Rent Free	24	1.9%	700	1.5%	7,983	1.3%

Owner occupied and privately rented households predominate at roughly 82%, with a smaller number rented from a 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 parishes.

www.kent.gov.uk Area profiles, Boughton Aluph and Eastwell Parishes, Housing and Households

www.ashford.gov.uk Policy HOU1 Affordable Housing

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 parishes, and an income of about £21,000 to afford the lowest rental which was just outside the parishes.

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.

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 Ashford Borough Council 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 Supplementary Planning Document is advisory and compliance voluntary.

www.ashford.gov Policy HOU1 Affordable Housing

www.ashford.gov Policy HOU2 Local needs/specialist housing

Brownfield Sites

Of the current Potential Sites only one appears to be on a brownfield site, Rook Toll. As yet other brownfield sites have not been located in the parishes.

Other information welcomed.

Major local landowners

- Martin Goodman – Eastwell Park Estate
- L J Fermor – Perry Court Farm
- Forestry Commission - King's Wood
- Eureka Park - Trinity and Quadrant Estates
- Hinxhill Estate

- Land owned by Bilting Farm
- Parrott – Eastwell Manor Hotel and grounds now on long term lease to Champneys Ltd

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

The ACRE 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 Ashford Borough Council Local Plan 2030

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 Parishes. 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 Community Infrastructure Levy monies to benefit the parishes. However, some feel that Ashford Borough Council have long struggled to develop this area and this type of development might well be attracted to the area around junction 10 or the new junction 10a where access is easier.

There could be some pressure to develop outside what are considered to be parishes housing boundaries. This especially applies to land to the north and west of Lenacre Street and Sandyhurst Lane. Establishing settlement boundaries is a key objective.

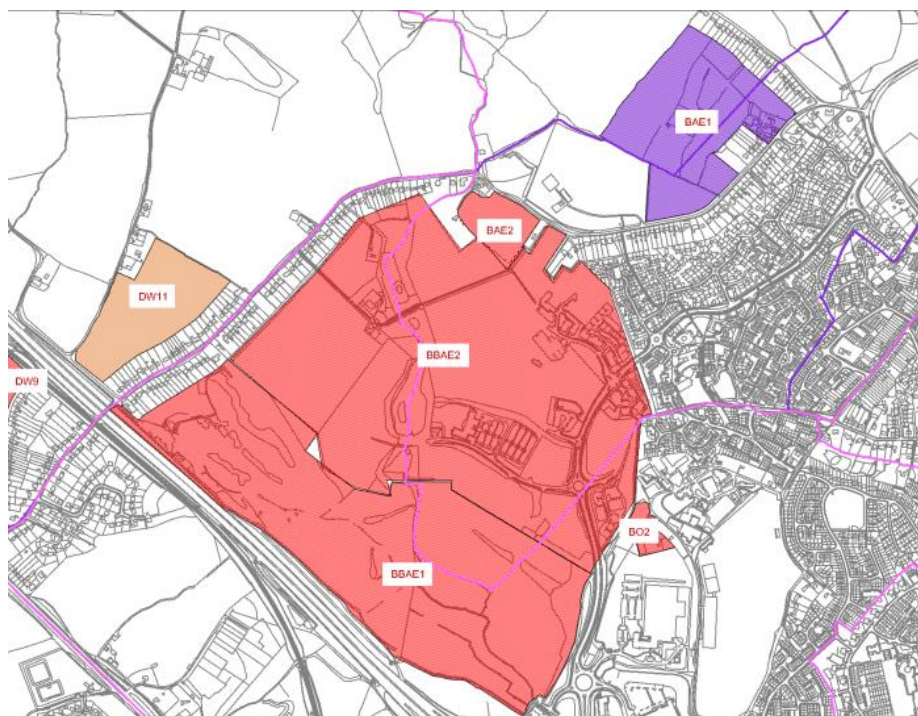
Traffic problems are a contentious issue in the Parishes but the difficulties of our roads might also be to our advantage. They make it problematic to develop the area on a significant scale, and ultimately might be preferable to the driving through of major roads and far more extensive and uncontained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

IDENTIFICATION OF POTENTIAL SITES

Sites at Boughton Lees – Rook Toll (BAE4) and land adjacent to Gardeners House (BAE4)



Sites at Goat Lees, Sandyhurst Lane and Lenacre Street



Sites that fall within Boughton Aluph & Eastwell and Bockhanger Wards

BOUGHTON ALUPH & EASTWELL PARISHES NEIGHBOURHOOD PLAN

- BBAE1 Ashford Golf Club
- BBAE2 Land at Eureka Park

Sites in Boughton Aluph and Eastwell Ward

- BAE1 Lenacre Hall Farm
- BAE2 Sandpit, Sandyhurst Lane
- BAE3 Land adjacent to Gardeners Cottage
- BAE4 Rook Toll
- BAE5 Braehead

December 2015

ADDITIONS TO HOUSING AND DEVELOPMENT EVIDENCE PAPER - February 2018

Neighbourhood Plan Survey

The following summarises key points in relation to housing and development made by respondents to the household survey held in 2016.

Encroachment and maintaining the urban/rural boundary

- 92% are concerned about development in Ashford encroaching into the parishes.
- 91% of those interviewed stated that it was important (73% very important and 18% important) to maintain the rural/ urban boundary in the parishes. The historic urban/rural boundary runs along Sandyhurst Lane to the A251 and then across the playing fields of Towers School.

Key priorities for new housing development

- To enable young people to move to, or remain living in, the parishes
- To meet general housing need in the parishes
- To provide affordable housing
- To enable older people to downsize
- Of the type of new home to be built in the parishes strong preference was expressed for 2-3 bed, followed by 1-2 bed. Least preference was expressed for flats.

Housing need

- 74% had not had problems finding suitable accommodation but 26% had experienced problems in the past, were currently experiencing them or anticipated them in coming years.

Key housing problems

- The lack of homes to buy at an affordable price
- The lack of homes to rent at an affordable price

Preferred types of tenure

- Homes for sale on the open market
- Affordable home ownership products
- Affordable social/rent

Prioritising affordable housing for local people

- 61% of respondents felt that affordable housing should be prioritised for local people or those with a connection to the parishes.

Design in all development

- Houses have off street parking
- Houses fit in visually with existing streetscapes
- Housing schemes are designed to improve safety and discourage anti-social behaviour

Potential sites

- Response to the 7 potential sites for development in the parishes (only S20 Eureka Park has been included in the Council's draft Local Plan). Of these 75% felt BAE1 Lenacre Hall Farm (situated outside the urban/rural boundary) was least suitable for development. This was significantly the site gaining least support.

Eureka Strategic Site (which falls partly within the boundary of Boughton Aluph parish).

- The development of this site attracted the following concerns in order:
- Managing additional traffic and HGV movement within the parishes
- Maintaining adequate parking for residents
- Maintaining the parkland setting of the site

Please see also the Community evidence paper which covers the impact of development at Eureka Park on local services and amenities.

Other

Conservation Officers from Ashford Borough Council carried out an appraisal of the Boughton Lees Conservation Area in 2017. Their report is expected in 2018.

Work commenced on the new junction 10a in early 2017. This may have an impact on the possibility of further commercial development in Eureka Park.

Documents relevant to this evidence paper within Boughton Aluph and Eastwell Parishes Neighbourhood Plan October 2018

- Urban Boundary and Village Envelope
- Character Areas Assessment
- Important Public Views Assessment
- Important Local Green Spaces Assessment

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