**Challock Parish Council Meeting Minutes**

Audrey Allen Room, Memorial Hall

Thursday, 22nd February 2024, 7.30 pm

Members of public present:6

Apologies

Apologies were received Chairperson Cllr Brown and Vice-Chairperson Cllr Thomas.

Relevant Legislation: Local Government Act 1972, s 85.

Present

Cllr Fisher, Cllr Walpole, Cllr Aitken, Cllr ShallCrass, Cllr Hardie & Di Sandy (Clerk).

Welcome

Acting Chairperson Cllr Fisher welcomed everyone present to the parish meeting

Disclosure of Pecuniary Interests

There were no disclosures of pecuniary interests.

Relevant Legislation: Localism Act 2011, s 31.

Minutes of Last Meeting

Resolved: The minutes of the ordinary parish meeting held on the 11th January 2024 were signed by Acting Chairperson Cllr Fisher as a true record

Relevant Legislation: Local Government Act 1972, Sch 12, para 41 (1).

A251 Safety Group Presentation

The group was formed in August 2023, when residents of the Lords community on the A251 near Sheldwich got together and decided to act regarding road safety. The group now has 86 supporters.

1. The group are campaigning for a blanket reduction in speed limit on the A251 to make it a consistent 40 MPH between the M2 junction at Faversham and Challock Roundabout.
2. A ban on non-local HGV’s from using this road as a through route.

The group has created an incident log for local people to record any incidents damage to property, dangerous driving etc. To date have 15 incidents logged. Incident log: <https://forms.gle/qBz4icuGzu8EnkMbA>

Under the Kent Police Freedom of Information request regarding information on speed checks and prosecutions on the A251 revealing very little data, interpreting that the enforcement of speed limits on the A251 is not taken seriously.

Cllr Elathwell-Fisher: Clerk to email to the A251 Safety Group, A251 route plan and collision incident data reports

Councillors agreed for the A251 Safety Group Information and flyer can be included in March’s Forester.

**PC Bradley Lindridge Downs West Ward**

PC Lindridge has been paying particular attention to those villages that have been targeted by nuisance motorbikes. Working with a colleague PCSO Brooks from the Neighbourhood Task Force, who has been managing a Problem-Solving Package to tackle this across the district There has been a reported incident of verbal threatening behaviour towards a parishioner in St Cosmas Close.

Resolved. PC Bradley Lindridge for Downs West Ward was received.

Clerk’s Report

**Highways**

Re-reported pothole in Blind Lane.

**Public Rights of Way**

Reported poster attached to stile stating guard dogs on patrol no trespassing to KCC PROW.

**The Lees**

Grounds man has filled the potholes on part of the 1st Track.

**Training**

Clerk attended online mastering planning comments.

Cllr Brown to attend online mastering planning comments

Resolved. The clerk’s report was received.

Correspondence

* Received an email from a parishioner concerning parking issues in St Cosmas Close during the school pick up times. Driveways are being blocked, cars have been blocked in and disabled residents unable to be anywhere near their properties to bring in shopping. There has been incidences of abusive behaviour towards villagers trying to access their homes.
* Received an email from a parishioner concerning parking issues in St Cosmas Close during the school pick up times. Most of the time the parking is dangerous, parishioner cannot even drive into the close. If parishioner can get into the close, it is jammed to more than its capacity, parking in front of driveways, drop kerbs, on corners and neighbours disable bay. There are 13 safe spaces for residents to park and last Friday, 12th January, parishioner came home to 18 cars parked/crammed into the close with nowhere to go, having to sit in their vehicle and wait for them all to leave which can be challenging as there is no space for people to manoeuvre. But the main point of parishioners’ email, is the level of abuse received from parents when asked politely to use the village hall car park that has been allocated to them.
* Received an email from a parishioner with apologies as he was unable to attend the Highways Improvement Plan Meeting and request his safety concerns for the A251 Faversham Road to Ashford Road be considered to be included in the Highways Improvement Plan.
* Received an email from a parishioner concerning parking on the Lees requesting permission for parents to park on the Lees until parking issues are resolved elsewhere in the village.
* Received a complaint from a parishioner concerning response received from the parish council concerning parents parking on the Lees and consultation process.
* The Kent Minerals and Waste Local Plan sets out the strategy for the sustainable management of Kent’s waste and supply of minerals and is the primary element of the development plan for Kent against which planning applications and appeals for minerals and waste development in Kent will be determined.

Once adopted, the Kent Minerals and Waste Local Plan 2024-39 will update the adopted Kent Minerals and Waste Local Plan 2013-30 (as amended by the Early Partial Review (2020)). The County Council is now seeking views on the soundness and legal compliance of the Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-39. The consultation is taking place fromWednesday 17th January 2024 to midnight on Thursday 29th February 2024.

Comments can be submitted via website, via email or by post.

* Received an email from a parishioner concerning parking on the Lees stating there has been some improvement however, there are some persistent people still parking on the Lees.
* Received an email from the Methodist Chapel requesting parking rules clarification alongside the Lees track and if the car park is full. Reported that some of the users are being threatened by the police from a resident.
* Received an email from a resident on the Lees concerning the damage to the grass adjacent to Eastbury. When the works to repair it will be carried out.
* Received email from English Rural Housing who is the landlord of a new development of two affordable homes at Old Clockhouse Green, Challock, which are due for completion in May 2024.

To be eligible for these properties, applicants must be registered for housing with Ashford Borough Council. The properties will be advertised through Kent Homechoice from Wednesday 6th – Sunday 10th March 2024. Clerk has displayed posters on the village notice boards, parish council Facebook page, Challock Chatter & village website.

* Received a request from a parishioner to include comments regarding road safety along the A251 to be added to the Highways Improvement Plan.

**Matters arising from Correspondence**

* Damage to the Lees grass adjacent to Eastbury the grounds man to repair at the end of March beginning of April.

All correspondence has been circulated.

Finances

**Bank Reconciliation**

The current account balance on 31st January 2024 is £20,393.75

National Savings Account received £121.36 interest.

National Savings Account £15806.65

Resolved. The bank account balances and reconciliations for 31st January 2024 were signed by Acting Chairperson Fisher and Cllr Hardie.

**February Payments**

The following cheque was signed at the parish meeting: -

Cheque No 102761 Clerk for KCC Legal Deeds of Dedication paid by BACS £279.60

Resolved. The cheque was signed by Cllr Walpole and Cllr Hardie.

1. **Approval of Annual Grass Maintenance Contracts**

Councillors approved Annual Grass Maintenance contract with Landscape Services at £1755.55 for grass cutting on 15 occasions. Previous year 2023/2024 £1640.70. 7% increase.

The grounds man has decided not to tender for the Annual Grass Maintenance for the smaller areas. Clerk is in the process of obtaining quotations from Landscape Services and local contractors.

1. **Approval of Forester Advertising Rates Increase.**

Cllr Aitken reported on the Forester Sub-Committee Meeting that took place on the 17th January 2024.

With increase in printing costs there is a deficit in the forester accounts. At the meeting it was agreed we need more advertisers. Cllr Aitken has approached the Stag who are interested in placing an advert. Need to look to reduce cost of editorial fees to break even.

Councillors agreed to place a notice in the forester to ask if parishioners would prefer to receive their forester via email version.

Resolved. Councillors approved the Forester advertising rates increase commencing from the 1st April 2024.

1. **To adopt the Freedom of Information and Publication Scheme Policy.**

Freedom of Information and Publication Scheme has been updated.

Resolved: The Parish council reviewed and adopted the policy. All agreed.

Clerk to add the policy to the village website.

**vi) William Oure – Farm Tenancy Agreement**

Resolved: The Parish Council approved the New Farm Tenancy Agreement and Surrender of the previous tenancy agreement. All agreed.

1. **Clerk’s Laptop**

Resolved: Councillors approved new purchase of Clerk’s laptop £349.98 Microsoft Surface Laptop Core i5 256 GB SSD. 12.4-inch screen. All agreed.

Funding

1. Rural England Prosperity Fund

In line with our Plan agreed by Government, we intend to open further rounds of the In Rural England Prosperity Fund (REPF) Grants from April onwards. This is subject to the amount and date of payment of the REPF funding from Government to Ashford Borough Council.

ABC will communicate with Parish Councils by email promptly should any future rounds become available.

Due to the tight deadline 4th February 2024, the Clerk has made a grant application to replace the seesaw with We hopper supplied and fitted by Kompan. The We hopper is for ages from 6 years up to 15 years. The current seesaw is not well used.

1. S106 Contributions – Play equipment for replacement monkey bars.

Outstanding S106 monies for young people’s play capital £2116.76 East of Challock House and The South of Cedar House Farm.

£822.12 young people’s play maintenance – The South of Cedar House Farm.

Further S106 monies for young people’s play capital £12,331.00 towards the provision of skate park, an extension to the existing playing area and new play equipment – Old Clockhouse Green.

Cllr Walpole to assist Clerk with funding applications for S106 contributions.

1. Winter Grant Application

Resolved: Approved grant application for Ashford & Faversham Food

Banks. Based on previous grant application. Apply for grant funding for £1000 to be shared between the two food banks**.** All agreed.

**Highway Matters and Highways Improvement Plan**

1. **Faversham Road Footpath Scheme**

We are moving forward well with this scheme now and KCC have managed to book the road space for the end of September 2024.

However, KCC have been informed that we still need to have the Paddock View land officially dedicated to allowing them to use it, which we need to get sorted ASAP to be able to meet the deadlines for KCC to construct. The Clerk has emailed the developer and ask if they are happy to liaise directly with KCC to dedicate the land to KCC for highway use? This will simplify the whole process and allow KCC legal team to handle it direct.

Also waiting for confirmation to send the invoices to Parish Council and ABC, so once they have them, they will get those across. Clerk has emailed KCC Kieran Doble where to send the invoice to ABC.

We have now received completed Deeds of Dedication for 4 properties along Faversham Road. One of the residents has telephoned the Parish Council raising his concerns regarding phase 2 not going ahead now that the Deed of Dedication has gone through. May decide to revert the Deed of Dedication if phase 2 doesn’t go ahead.

KCC Highways have had some feedback from the Road Safety Audit regarding the end of the footpath that they are just making some small amendments to the designs to try and address. The points raised were that there needed to be a longer taper of the kerb and questions were raised as to where the destination was at the end of the footpath. To address this, Highways are changing the designs slightly to add a longer taper/dropped kerb to allow easier access for pedestrians who are likely going to be crossing from Mill Lane. This should then address both aspects of the audit.

1. **Village Parking**

Clerk contact PC Bradley Lindridge concerning the parking issues in St Cosmas Close - This is a tricky one as St Cosmas Close is a public road and unless vehicles are parking on the double yellow lines or blocking the road or driveways, there’s very little that can be done as they are legally in their right to park there. Of course, if this is the case, this is something that would require enforcement by ABC or Kent Police.

Clerk contacted KCC Highways Kieran Doble concerning the parking issues in Cosmas Close – The residents will need to contact ABC to request disabled parking bays if they require them, but resident only parking is highly unlikely. This would be something again for ABC to consider. There are very limited parking options here for parents, so I can understand how this could get out of hand and can see the issue for both sides of this argument, but it’s not something the Highway Improvements can solve unfortunately.

I have copied my colleague Iona in who runs the School Transport Plans and supports schools with these sorts of issues and promoting active travel. There is a new the Living Streets WOW scheme.

The Parish Council is waiting to hear from Iona concerning the Living Streets WOW scheme and if Challock Primary has a School Transport Plan.

Cllr Walpole. Suggest forming a sub-committee to look into the feedback received and the school transport plan.

took place.

Cllr Hardie. Car parking has got worse, parking closer to the school. There is still places available in the village hall car park.

Cllr Aitken. Parking is featured regularly in the school’s newsletter. Parking issues are not part of the school’s jurisdiction.

Cllr Fisher. The Parish Council will not use enforcement to prosecute people.

Cllr Hardie. Consider staggering the school drop offs and collection times.

Resolved. The Parish Council to wait to hear from KCC concerning the Living Streets WOW scheme and the primary school concerning the School Transport Plan. All agreed.

1. **Highways Improvement Plan Review**

A public consultative meeting took place on Thursday, 18th January 2024 in the Audrey Allen Room.

The Highways Improvement Plan has been updated and to be approved by the Parish Council.

Cllr Walpole. To include in the HIP specific site for the gateways. A251 adjacent to Rattle Hall and Mill Lane entrance. A252 Monkery Lane junction and 40 MPH sign near Pested Lane junction.

Resolved. Councillors approved A251 Road Safety concerns to be included in the Highways Improvement Plan.

Resolved. Clerk to update Highways Improvement Plan to include A251 Road Safety concerns and to email the Councillors to be approved.

Next step to arrange a meeting with KCC Highways.

Relevant Legislation: Highways Act 1980

**10. Planning Applications**

To receive comments on following planning application:-

|  |  |
| --- | --- |
|  | NOT/2024/0202 |
|  | Mill Lane Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ |
|  | Prior Approval for the erection of 68no photovoltaic solar panels  Resolved. In support.  PA/2024/0189  Great Pested Farm, Pested Lane Challock, TN25 4BJ  Proposed two-storey and single-storey extensions to side elevation (south) proposed  single-storey extension together with dormer extension to rear elevation (west) proposed  extension to the driveway to create an in and out drive.  Resolved: In support. Providing application meets all planning policies in ANOB. Extension design is sympathetic to  18th century building. Public footpath is maintained. The building is within keeping.  PA/2024/0277  Green Lane Stables, Green Lane, Challock, Ashford, TN25 4DN  Construction of general-purpose storage building with roof turret and extension to stable building  Resolved: In support. Consideration of area (ANOB). Design and materials are sympathetic to the surroundings. |

Ratification of Planning Applications

The following planning application was ratified.

PA/2023/1614  
Dormers, Canterbury Road, Challock, TN25 4DW – Change of use of land for the siting of 5no Shepherds Huts to be used as holiday lets including facilitating operational development comprising PA of the construction of a woodchip parking area and internal track, relocation of front gates.

I’m not against any tourism, Short term stays. It doesn’t appear to affect neighbours. Safety for walking is a problem until reaching The lees woodland footpath, Challock village, though there is a footpath adjacent to Dormers that takes you to Charing/Westwell. I support this application, but on the basis its short-term holiday lets, and it meets all policy requirements. Supporting.

PA/2023/2265

Land to the rear of Paddock View, Faversham Road, Challock.

Four semi-detached dwellings and one detached dwelling with associated parking, landscaping etc...with access via Faversham Road.

Appendix one.

**Planning Enforcement:**

Reference: ENF/2024/0024

Dear Mrs Sandy

Alleged Breach: Alleged change of use of amenity land to garden land and erection of a fence

Location Address: Grass Verge between Austen House and High Snoad House, Green Lane, Challock

Planning Enforcement acknowledge receipt of recent communication concerning the above.

The enquiry has been passed to the Planning Enforcement Team who will look into the matter and make contact in due course.

Relevant legislation: Town and Country Planning Act 1990.

**11. The Lees Common**

1. **Lees Track Quotation**

Clerk reported waiting on quotation from Mark Wildish.

S106 monies outstanding £2634 for informal green space improvements and seating – Clockhouse Farm

S106 monies outstanding £197.12 for informal green space maintenance.

Further S106 monies £8680 for informal green space improvements towards hard surfaced access and additional seating – Old Clockhouse Green.

S106 monies £6500 for informal green space maintenance.

Cllr Walpole to assist Clerk with S106 application.

**12. Multi Use Games Area**

1. **Planning Consultant**

Clerk reported waiting to hear back from BTF planning consultant.

Cllr Walpole. To obtain 2 further quotations.

S106 monies outstanding £9578.82 for outdoor sports capital – Clockhouse Farm

S106 monies outstanding £1.973.12 for outdoor sports capital maintenance

Further S106 monies outstanding £30,191.00 Multi Use Games Area – Outdoor sports capital – Old Clockhouse Green

S106 monies outstanding £6,194.00 Multi Use Games Area - Maintenance

Cllr Walpole to assist Clerk with S106 application.

Village Community Events

**DDAY 80 Commemorative Thursday, 6th June 2024**

Parish Council planned event in commemoration of D-Day 80 years.

The lighting of the bonfire beacons at 9.15 pm and the community/nation undertakes the International Tribute. The reading of the Tribute. Fish & Chips supper/picnic on the recreation ground starting at 8 pm. RINGING OUT FOR PEACE: we are encouraging every Cathedral and Church throughout the UK, to ring their Bells at 6.30pm on 6th June, so we ask you to contact your local Churches etc, inviting them to take part. They are also keen to encourage as many locations as possible to take part in the [Lamp Light of Peace](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=2a253a6bf0&e=f2d0f95fb9) and for those with relatives who were involved in D-Day or the Second World War to purchase a [pin badge in commemoration](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=86ccf0debb&e=f2d0f95fb9). The Parish Council have a stock of lanterns used during the World War Centenary Commemoration that can be used for Lamp Light of Peace.

Clerk has booked the village hall just in case of poor weather. Clerk has booked DH Event savoury crepes and barista coffee/beverages. Cricket Club to run a bar and set up bonfire beacon.

It is hoped that funding will be available to have the fish n chips at a reduced rate. Chilham are holding a fish n chip supper for up to 1000 parishioners are also looking to apply for funding.

**Summer Fair 2024**

Summer Fair meeting took place on Thursday, 25th January.

Cllr Walpole/Cllr Aitken. Summer Fair is now going ahead. Date set for 14th September 12 – 5 pm Yet to decide on how the funds are distributed. Have enough people to run the key areas except barbeque team. Parish Council support i.e. raffle ticket stall. Sell raffle tickets in advance and stall holders fee will help with paying upfront costs i.e. insurance.

Cllr Hardie agreed to organise the barbeque.

**Challock Community Litter Pick**

Resolved. To hold a village litter pick in mid-April

Public Participation

No comments received.

Relevant Legislation: Local Government Act, s 100.

**Items to be placed on the next Agenda**

Any items to be emailed to: clerk@challockparishcouncil.gov.uk no later than Tuesday, 5th March 2024.

**Next Meeting** 14th March 2024

**Future Parish Meeting Dates:**

Thursday, 18th April

Thursday, 16th May AGM

Tuesday 21st May 2024 Annual Parish Meeting

Thursday, 20th June

Thursday, 18th July

Thursday, 19th September

Thursday, 17th October

Thursday, 21st November

**Meeting Closed 21.00 pm.**

**Signed as a true record by: ……………………………Tracy Brown Chairperson Challock Parish Council**

**Dated……………………**

**Appendix 1 – Planning Application**

**PA/2023/2240 Land north of Old Clockhouse Green Challock, Kent**

Erection of four detached dwellings with associated access, car ports and parking.

**Challock Parish Council Comments**

We strongly object to the planning application

Currently nineteen 3-, 4- & 5-bedroom houses are being built at Old Clockhouse Green, this application is for, four further, 4 bedroom detached houses on land at the north of the housing development currently being built.

Safety

-The access road is a continuation of the roadway currently under construction. There is no footpath associated with this roadway, for pedestrian’s, creating major concerns for safety. The 19-house development also does not provide a pedestrian footpath alongside the roadway within this housing estate, which leads to the A252. There is a commercial unit and business at the north, which lorries daily access. Furthermore, once the 19 houses are built the high number of cars associated with households, visitors and online deliveries will put further demand on the estate roadway, its safety for vehicles and pedestrians.

-Already the Parish Council has received concerns of how residents from this development will safely cross the A252 to access any village facilities – school, shop, bus stop, public house, playing field and children’s play area. There is no footpath on the north side of the A252, so all pedestrians will need to cross the A252 road just at the junction of the house estate roadway.

-The speed limit along this A252 at this point is 40mph and traffic has been reported travelling at much higher speeds in recent speed watch campaigns. We have major concerns about the safety of residents from this housing development already, four more family houses will only exacerbate the situation.

-Insufficient consideration has been given to frail, elderly, wheelchair users, parents with young children and pushchairs and young people walking to the school bus stop.

Housing & Development Plans

-It is noted that the plans allow insufficient green communal places, no visitors parking or sewage disposal placement identified or turning places for deliveries and bin collections.

Insufficient infrastructure

-We are close to several major towns and the City of Canterbury, who are resourced to cope with further housing development. Challock has poor infrastructure for even the basics. Insufficient water supply as evidenced in July 2023, 5 days without running water and having to collect bottled water from the Village Hall, a major risk to health and safety for all ages, but particularly babies and young families, frail, and elderly and those with underlying health conditions. With months of hosepipe ban in the summer, already households have been delivered bottled water from South East Water in anticipation of water cuts this December. We understand that the reservoir that provides water for Challock is down to 13% capacity currently and preparing for water cuts at Christmas.

-There are frequent electricity cuts, poor internet, no mains gas or mains drainage.

-Currently the nineteen 3-, 4- & 5-bedroom houses are being built off Old Clockhouse Green - The Old Orchards, will add further demands on village resources, not currently apparent.

-It is not in the interests of the current residents of Challock to further reduce already poor resources. Until the water, electricity shortages, poor internet supply resolved, and mains drainage provided, then Challock should not be accepting any further housing development planning applications. Demands for electricity with air source heating and car electric charging points further exacerbates the problems for Challock.

-Pressure on small, oversubscribed village school. The local school is at maximum capacity and village residents are already having to travel to get their children into schools. No Plan is currently in place to expand the school and further building of family homes will add to the problems. It should be noted that on the planning permission for S.54 (the original 19 house approval site in October 2019 ) that S106 money has been allocated to the Charing Primary School expansion, illustrating further that Challock as a village does not have the infrastructure for any further housing developments - Ashford Borough Council Report of the Head of Planning and Development Planning Committee, dated 02 October 2019. Charing Primary School is 4 miles from Challock, therefore requiring parents to make a 16-mile journey daily, putting further pressure on highways and traffic.

- No doctors/health centre, nearest is Wye or Charing, requires a car to travel, both under pressure with over stretched facilities.

-Decreasing facilities and an increasing number of residents. The village Post Office/General store, Café, Gym studio have all closed in the last two years.

There is a lack of outdoor play space within the village, the play park is small in comparison to the now increased population.

With already 100 new dwellings constructed since 2015 it has become more evident as stated above the lack of infrastructure has a detrimental effect on our village and safeguarding and well-being of our parishioners.

Location

-Challock is in an Area of Outstanding Beauty and the protection for wildlife habitats and maintaining the current balance of housing and green spaces is put at risk and not appropriate for the village.

- The proposed houses sit on land outside the village building confines. The building confines was established through much consultation, consideration discussion. Ashford Borough Council Cabinet Approved the Village Confines Map in 2020. It would be expected that Ashford Borough Council would honour this map and refuse planning applications outside the identified confines line.

-The proposed development is adjacent to a public bridleway and the proposed land currently provides a natural habitat and supports the ecosystem. Protecting our environment is the foundation for sustaining our planet, community, and economy. Our environment supports and houses our ecosystems, allowing them to grow and thrive. If we fail to protect our environment, we will put the lives of humans, animals, plants, and more at risk.

Highways and Traffic

-Provision of public transport is weak with only Faversham to Ashford route available, six miles from secondary schools, access to sports centres and general amenities, putting further stress on highways and safety, no train station.

-As Challock sits at the crossroad of A251 and A252 road, these major routes have continuous traffic, which is narrow, with articulated lorries travelling close to the curb, combined with narrow footpath, is highly dangerous for pedestrians, especially families with young children and pushchairs.

- Crossing the roundabout is another hazard, as the signs on the roundabout are so high that pedestrians cannot see over the top and traffic does not even have to slow up to navigate around the roundabout as it is so wide.

-Other footpaths around the village are intermittent and residents often have to walk on the road instead. Impossible for wheelchair users to be safe. Increased traffic from the newly opened The Stag, which is a popular car and bike meeting place, holding large meets weekdays and weekends with over 50 cars, also situated on the crossroads of the A251 and A252, adds further road traffic in Challock.

- There are issues with speeding through the village and there is a need to reduce the speed limit to 30mph.

-The village footpaths are intermittent, narrow, poorly maintained and adjacent to major busy A roads and therefore do not provide safe routes for pedestrians including families, elderly, disabled and wheelchair users.

Area of Outstanding Natural Beauty

-The site is located within the AONB which is identified in paragraph 11 of the NPPF and associated footnote 7 to be a “protected area” which in this instance provides a clear reason for refusing the development proposed.

-Both the local plan and the NPPF highlight that great weight should be given to conserving and enhancing the landscape and scenic beauty of the AONB. The site is a valuable large open space which provides an important contribution to the openness and natural habitats and wildlife of the village and the AONB in this area.

-Development in this rural area and contribute to the increasing suburbanization of the area and would harmfully erode the traditional rural character.

-In Areas of Outstanding Natural Beauty greater weight should be given to conserving the scenic beauty. Built development within the AONB contributes to its visual quality (including open spaces that break up rural settlements) and is essential to maintaining the AONB as a natural resource.

-The protection for wildlife habitats and maintaining the current balance of housing and green spaces is put at risk and not appropriate for the village.

We trust that you will consider this objection carefully and support the need to preserve this rural community in an Area of Outstanding Natural Beauty.