

## Elm Tree Farm – Quinn Estates

This report was written by the Clerk to act as an aid memoire to Councillors for their discussion at the F&FP October meeting.

After the debate that took place, it was agreed that the report should be referred to the full Council for further debate, after hearing from residents.

This application is on a site adjacent to the School on what is now Elm Tree Farm, and considered Grade 2 agricultural land.

This site is not within the Local Development Plan, however legally this does not stop applications being submitted.

The application is for around 105 dwellings, this number includes self-build, plus a Doctor's surgery, a smaller building for a dentist – which is already agreed in principle with Quinn & Penny Pot being the preferred company.

From the details on-line the following has been noted:

The Doctor's surgery would be built within the Phase 1 of the building programme.

Open space would be allocated.

Boards showing the development will be made available for the council meeting on the 14<sup>th</sup> November, by the company.

Under 106 Regulations money will have to be set aside for primary and secondary schools.

### Recommendation.

The Council can object to the application, and make no further comment, however it should be noted that if the application is given permission to go ahead there will be no chance to further comments except on reserved matters, therefore the planning will go ahead with no benefit to the parish or its residents.

The Council can object to the application, on the following grounds, whereby the applicant can then review these and improve or adjust the issues we have raised that the District Council considers would be appropriate.

- The site is not within the adopted plan, nor is it within the CSD9 Masterplan for Sellindge.
- Highways issues, and the amount of extra traffic on the busy A20, with the access to both the School, Elm Tree Farm House, and to the proposed development are very close together which will be dangerous.
- Using Grade 2 agricultural land, and the loss of open vistas within the village, and which will be seen from the AONB.
- History of constant problems with waste water, that causes sewerage to overflow in the field.
- Light and noise pollution.
- Shortage of water.
- Electricity, has been cutting out more often across the village recently.

The above is a short list of items, but I am sure there may be others.

The Council can object to the application with an added comment that if the Planning Committee of the District Council agree, the following would be required to be included in the final permission, with a legal caveat that should include the following:

- Larger buffer zones around the perimeter of the development.
- A S106 contribution towards the village hall, towards a new roof and/or a contribution to the new Council office.
- Proposed dwellings should have EV points wherever possible.
- Any planting should be carried out prior to the start of work, this will ensure that trees and shrubs should be semi mature and then will be well established and will mitigate noise and dust from causing problems during the build and afterwards.
- Traffic management should be in place and adhered to, so that no deliveries take place at drop off and pick up from the school.
- Kent Highways would need to agree a reduction in the speed limit to 30mph.
- An upgrade of/or an addition to a pedestrian crossing would be required, funded by the developer to maintain safe walking if accessing the village hall.

Linda Hedley

Proper Officer