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Lois Jarrett, Littlefield

Head of Development, Strategic Sites and Design, Smarden

Ashford Borough Council Kent TN27 8NL

Tannery Lane,

Ashford,

Kent TN23 1PL

27th September 2017

Dear Mrs Jarrett,

**REF: Appeal: APP/E2205/W/16/3159895 – land off the street, Smarden**

**Land Adjacent to The Charter Hall**

We note that the above land is now for sale with bids closing at the end of October. I am writing in particular reference to 18 of the Appeal Decision regarding the Construction Method Statement.

We are very aware that this site is in close proximity to a primary school and the Charter Hall Car Park is used by people dropping off children and collecting children. The site is also set amidst a residential area and a number of listed buildings which need careful monitoring for potential damage due to heavy lorries. The site is set within the Lorry Watch gateways.

The site is only accessible from one direction, namely from Charing/Pluckley and is not accessible by heavy goods vehicles from any other direction. This access itself is via a dangerous narrow S Bend. Cars, animals and people are regularly on the road and it is a blind double bend.

We are asking that when the time comes to draw up the Construction Method Statement that we are given the opportunity for input. We will expect very strict conditions applied to avoid accidents at critical times of the day, strict time limits for work to avoid weekends, evenings etc due to the residential nature of the site and the proximity of the Charter Hall where regular functions take place. A strict access route needs to be applied so NO lorries drive up the street into the village itself. No parking on the road itself by people working on the site. No use of the Charter Hall Car Park for people working on the site. We also need to take into account that the residents of Chessenden Lane, which is adjacent to the site, are elderly.

There is a general feeling that the build of these houses is going to cause huge disruption and significant harm to the amenity of Smarden whilst it takes place and will cause distress. It has not gone unnoticed the building taking place in other places, and the sheer scale of the work that has to take place.

Please can I ask that Ashford Borough Council involve Smarden Parish Council in trying to mitigate the obvious challenges and problems we are going to face when 50 houses are built amongst a small residential rural community.

Yours sincerely,

Sarah Ellison

Smarden Parish Council

cc. Geraldine Dyer

 Katy Magnall