

ASH-CUM-RIDLEY PARISH COUNCIL
Minutes of the Extra Ordinary meeting held on Thursday 30 October 2025
commencing at 7.45pm at the New Ash Green Youth & Community Centre,
North Square, DA3 8JY

Present: Cllr S Fishenden
Cllr C Clark
Cllr J Clucas
Cllr S Glover
Cllr S Hobbs
Cllr P Kirtley
Cllr M Manley
Cllr V Ngwenya
Cllr G Pender

In attendance: Alison de Jager – Parish Clerk
Karen Law – Deputy Clerk and Finance Officer
Megan Johnson-Hodges – Assistant Clerk
Cllr M Lindop – Sevenoaks District Council
Cllr Penny Cole – Sevenoaks District Council
Cllr Perry Cole – Sevenoaks District Council
Cllr L Glander – Hartley Parish Council
Cllr D Conroy – Hartley Parish Council
Cllr L Evans – Fawkham Parish Council
29 members of the public

9019/25 Apologies for Absence

Apologies for absence were received from Cllrs M Aspinall, A Jauch (work), R Brammer (ill), F Cottey, I MacLeod and Cllr C Gorton (prior engagements)

9020/25 Declarations of Interest

a. Cllr S Glover declared a prejudicial interest in item 4.1 as a partner in ownership for sites HART7 and NAG7.

9021/25 Public Session

Concerns raised by the public:

- Lack of publicity of the consultation. The Sevenoaks District Council's consultation on the Local Plan was publicised in the Bulletin, the Parish Council website, noticeboards and social media.
- Scale of proposed development is inappropriate due to the poor infrastructure. New Ash Green is highlighted as a regeneration priority under V4 of the Regulation 18 consultation, however this cannot be met because of the infrastructure.
- The suggested allocation of housing units around New Ash Green equate to approximately 6.92% of the total housing units which is disproportionate to the total area of the District.
- As a resident of 24 years, the shopping centre has been in continued decline. As it is in private ownership, no local authority can assist with maintenance etc. and the suggested 70 units appear to be a high number for the shopping centre.
- Purchase of property in New Ash Green due to the protection of expansion by the Green Belt. Developing on this land will take away people's rights to amenity and

leisure. Development is proposed all around the village and such development is not in proportion to development in the rest of the District. Current infrastructure, specifically roads cannot cope. There is one road in and out the village (Ash Road) and the remainder of roads are lanes that will no cope with the potential increase in vehicle traffic. There is a constant fight to keep New Ash Green a village and separated from Hartley, Fawkham and West Kingsdown. The development of a potential solar farm also needs to be taken into account reducing residents' amenity.

- NAG9 will spoil a very important section of the green belt.
- With regard to the shopping centre – could the derelict flats above be refurbished and could this be expanded to other brownfield/previously developed sites in the District.
- The approximate 1,180 will generate at least double the number of adults plus children, how will this area cope with doctors, schools and roads.
- In the 50 years of living in New Ash Green there has been no improvement to the road structure in the area. An example of parking on Ash Road outside Fairby Stores in Hartley creates significant congestion, effectively making this section of the road single lane for traffic. Plans should not ignore road structure and the increase in vehicle numbers. How will the hospital cope with these additional dwellings added to all the other proposed development in the area covered by Darent Valley Hospital.
- The proposed development contradicts the visions and objectives of the Green Belt.
- It is unfair that any new development may not be part of the village structure and therefore not contribute to the fee system.
- With regard to special settings (GB5) is a golf course classified as Green Belt, Grey Belt or previously developed land?
- Representing Hartley Parish Council, any decision taken by Ash-cum-Ridley Parish Council will impact Hartley and vice versa. Longfield and New Ash Green doctors' surgeries and the shopping centre serve residents of both parishes. As the parishes are inter-linked, we should work together.
- New Ash Green's special circumstances should be respected and the villages of Ash and New Ash Green must remain separate. Traffic on the lanes is a concern as is the proportion of development allocated to New Ash Green.
- NAG9 – if built, some of these properties will be some distance away from the shopping centre. It was key for New Ash Green that all residents would have pedestrian access to the shopping centre.
- New Ash Green must remain a village and not a Town.
- NAG9 – Can the same reasons be used to object to this development as the Parish Council did in 2019?
 1. Can there be a legal challenge to the government housing allocations?
 2. Is New Ash Green more at risk of development as it is positioned on the border with the neighbouring authorities of Dartford and Gravesham?
- This consultation is too timeous for people to complete as each site requires a separate response.
- Would it be possible to circulate the Parish Council's response to residents?

9022/25 Sevenoaks District Council Local Plan 2040 Regulation 18 Consultation

Having declared an interest, Cllr S Glover left the meeting at 8.22pm

- a. The following sites within the Regulation 18 Consultation were considered:

ASH1 – Beechcroft Industries, Chapel Wood Road – Cllr S Fishenden PROPOSED that the Parish Council does not object to this site. **SECONDED:** Cllr C Clark and **AGREED.**

Having declared an interest, Cllr S Glover left the meeting at 8.26pm

HART7 – Hartley Breakers Yard, Hartley Bottom Road – Cllr G Pender PROPOSED that the Parish Council does not object to this site. SECONDED: Cllr M Manley and AGREED.

NAG7 – Land at Slides Farm, North Ash Road (150 units) – Cllr M Manley PROPOSED that the Parish Council objects to this site due to the number of proposed units. The road access cannot be improved. The ancient woodland on this site is of prime ecological interest. SECONDED: Cllr S Hobbs and AGREED.

Cllr S Glover re-joined the meeting at 8.33pm

NAG1 – The Forge, Ash (10 units). The Parish Council does not object to this site.

NAG2 – The Royal Oak Car Park, Chapel Wood Road (9 units). Cllr P Kirtley PROPOSED that the Parish Council objects to this site as the proposed density is too high. SECONDED: Cllr J Clucas and AGREED.

NAG3 – New Ash Green Village Centre (70 units) Cllr G Pender PROPOSED that the Parish Council does not object to this site but highlights the scale and parking pressure. SECONDED: Cllr S Glover and AGREED.

NAG4 – Heaver Trading, Ash Road (80 units) Cllr J Clucas PROPOSED that the Parish Council objects to this site as it would result in ribbon development. A number of the services currently available on this site are linked to the Settlement Hierarchy. It would be preferred that this site is developed into a better trading site, retaining employment opportunities. SECONDED: Cllr M Manley and AGREED.

NAG5 – Grosvenor, Church Road (5 units) Cllr M Manley PROPOSED that the Parish Council does not object to this site on condition that it can join into the New Ash Green Village Structure. SECONDED: Cllr S Hobbs and AGREED.

NAG6 – Land West of New Ash Green (280 units) Cllr M Manley PROPOSED that the Parish Council objects to this site as it will result in the coalescence of the villages of New Ash Green and Hartley. The site includes listed buildings of significant importance. SECONDED: Cllr G Pender and AGREED.

NAG8 – Melsetta, Church Road (5 units) Cllr M Manley PROPOSED that the Parish Council does not object to this site. SECONDED: Cllr S Hobbs and AGREED.

NAG9 – Land south of Redhill Wood (580 units) Cllr G Pender PROPOSED that the Parish Council objects to this site due to the high-density housing numbers. Noting the gas pipeline runs through the site. The West end of the site is problematic, access on to Ash Road is difficult and will merge the villages of Ash and New Ash Green. SECONDED: Cllr V Ngwenya and AGREED.

b. Policy ST1: A Balanced Strategy for Growth.

Option 1 – baseline suitable sites – total 16,321. Shortfall of 854

Option 2 – baseline plus Pedham Place – total 18,900. Excess of 1,725

Cllr S Fishenden PROPOSED that the Parish Council responds with c. None of the above. SECONDED: Cllr V Ngwenya and AGREED.

c. Cllr S Fishenden PROPOSED that the preparation of the draft consultation response is delegated to the Clerk in consultation with Laura Horner, for recommendation to the November Parish Council meeting. To set up a Working Group to assess the policies in the consultation document. SECONDED: Cllr P Kirtley and AGREED. Cllrs M Manley, J Clucas, G Pender agreed to join the Working Group. Absent members will be invited to join.

Sevenoaks District Councillor for Hartley and Hodsoll Street, Penny Cole has listened to the views put forward by residents for the sites around New Ash Green. Hartley Parish has had one significant site put forward of 114 units at land adjacent to Banckside. The Government has stated that all District/Borough Councils must have a plan in place. The sites put forward are as a result of a call for sites and have been put forward by landowners or land agents. National Planning Policy Framework has reallocated most of the Green Belt in

Sevenoaks District to Grey Belt. Sevenoaks Town has the most proposed development, followed by Swanley and Edenbridge, then New Ash Green. Otford, Dunton Green and Hextable also have a lot of proposed sites. The Government have increased the required number of housing units from 13,000 to 17,000. Sevenoaks District Council has objected to the Government and Tom Tungendhat MP has raised the issue of reallocation of Green Belt to Grey Belt. It was also noted that there is significant development proposed in Borough Green in Tonbridge and Meopham in Gravesham. The application for funding from the owners of the shopping centre was not considered Sevenoaks District Council as it did not meet the relevant requirements.

The Chairman thanked everyone for attending.

The meeting closed at 9.24pm

Signed:

Date: Chairman