

## COUNCIL UPDATE 10.2021

### HOUSEHOLD WASTE AT COBBS WOOD

KCC is holding a public consultation to gather wider views on whether the booking system at Cobbs Wood should stay in place. Please visit [www.kent.gov.uk/wasteconsultation](http://www.kent.gov.uk/wasteconsultation) before 30 September to have your say.

The graph below shows the total number of slots available for customers to book compared with the total number that have been booked. Cobbs Wood is running at 89% usage.



### MULBERRY HOMES, WATERBROOK

A parish councillor meeting was held on 26 August with the developer to discuss the development. There are elements of the scheme different from outline consented plans and some of the reserved matters application should be dealt with by planning committee to address these changes. Concerns may include the elimination of wildlife/amenity land now being used for nutrient neutrality, how the nutrient neutrality scheme will protect ecology and wildlife to the same extent as land is currently doing and the design of the main spine road and the roads built to allow future connectivity to Cheesemans Green Lane and Brambling Avenue. Specifically,

- Nutrient neutrality to be achieved by wetland creation on land previously earmarked for "landscape area" this will reduce land supporting biodiversity and wildlife protection so is a major change from the outline consent.

- A footpath/cycleway runs through the nutrient neutrality scheme which may now need to be an all-weather tarmac raised footpath/cycleway to allow year-round use. To avoid this, it may need to be positioned away from the East Stour.
- There will be 400 units built, the maximum allowed under the outline planning consent in three phases, with Phase 1 & 2 starting first. It is disappointing that they have built up to the maximum permitted and a reduction of the houses near to Pattisson would take the development away from Cheesemans Green Lane and allow a landscape / wildlife area to replace that lost to the nutrient neutrality scheme.
- The scheme is much nearer to the East Stour than Finberry which reduces the amenity land to residents and should be looked at.
- This nutrient neutrality area includes a site on which the Parish Council has paid Kentish Stour Countryside Project to construct two owl nesting boxes. The developer's ecologist will need to address this in their report into how nesting owls are protected.
- The main spine road through the development is over engineered for the volume of traffic envisaged because (I understand) it is legacy from the existing site s106 and designed to support an extension across Cheesemans Green Lane. It is unsympathetically designed as a straight road with a roundabout at each end; its design may encourage "boy racers" timing their runs. A redesign should be considered by the applicants and landowners which is narrower to discourage HGVs accessing the site to wait in the area and is more in keeping with a residential estate.
- The road towards Cheesemans Green Lane is constructed for future connectivity of a Finberry extension towards Mersham. A reminder how, when the Church Commissioners first proposed Ashford Great Park in the 1990's, it was for 4,500 homes. Development of Finberry east of Cheesemans Green Lane is dependent on Orchard Way being brought forward across the CTRL of which there is no immediate prospect. So, this road through the development should be designed and built to service the new development only with land being reserved for future redesign/extension. This would follow the approach that AXA intended to adopt on Stour Park where they only reserved land for Orchard Way rather than building the road (an approach followed by the DfT).
- The width of roads on the development should be minimised so they do not allow parked lorries taking their rest period who do not wish to pay to use the lorry park.
- The bus link road to Rutledge Ave should not be built until a bus service is a meaningful prospect; in the meantime, a walking / cycle route only is necessary. This will avoid another white elephant as seen between Avocet Road / Damara Way.
- Work will start on "the Retreat" (shops / community space / workstations) will start first and this will be the location of the show

home. There will be community gardens nearby but should these be allotments?

- Landscaping and unadopted areas management will be run by GSE, not HML. Details of how residents influence management should be clarified.
- The main play area is near to the central roundabout off the main spine road through the development; is this the correct positioning for safety purposes?
- Car charging points will be provided throughout with no car ports.

### **ALDI, WATERBROOK**

A parish council meeting was held on 5<sup>th</sup> August by MS Teams with the developer to discuss the following issues.

- The footpath through the site which is actually a bridleway, they understood the requirements to divert the footpath and an application is being progressed with KCC.
- "Aldi helps other stores" and they understood the need to provide a smaller unit on Finberry, progress is being made on this by Church Commissioners.
- Aldi will adhere to Waterbrook sitewide lighting policy and will ensure there is no lights directed towards Finberry, lights in the car park will be downward only.
- A tree survey is being carried out and they think the oak tree is outside their boundary, if not will be retained "as far as possible".
- Design "in keeping" with site wide requirements.

### **CREST AT FINBERRY**

Start by Crest on the traffic lights at the village entrance / McDonalds roundabout may indicate that further progress may now be made on the following issues by Crest.

- Resident's involvement in HML management as per s106.
- Link Road to Rutledge Ave as per proposed changes to s106.
- Creating a management plan for Captains Wood and extending tree planting towards Bilham Farm track.
- Agreement of the enforcement on the Damara Way / Avocet Way link road which is necessary before the Finberry bus service can commence (once Stagecoach see fit to do so).
- Start of work on the Church Commissioners retail development (to pre-date opening the Aldi supermarket).
- Design and delivery of the community centre.
- Footpath bridge across the railway to Park Farm to open up the cycleway to Ashford.

Concerns have been raised with ABC on the proximity of a tarmac area east of Captains Wood. Crest have been asked for an explanation.

## **SEVINGTON IBF**

DfT has now released the following planning documents which accompanied and informed the Sevington Inland Border Facility proposal. Individual names and other security sensitivities have been redacted.

- Analysis of the Likely Environmental Effects of the Development
- Appendix A Environmental Constraints Plan
- Appendix B Transport Assessment
- Appendix D Air Quality Impact Assessment
- Appendix E Cultural Heritage Assessment
- Appendix F Landscape and Visual Impact Assessment
- Appendix G Geotechnical and Geo-environmental Desk Study
- Appendix H Biodiversity Assessment
- Appendix I Arboricultural Report
- Appendix J Noise Impact Assessment
- Appendix K Flood Risk Assessment and Drainage Strategy
- Appendix L Carbon Assessment
- Appendix M Cumulative Effects Map
- Sevington Engagement Report
- Environmental Masterplan Day 1
- Environmental Masterplan Day 200
- Ground Level Sections
- Land Ownership Plan
- Long Term Enhancement Plan
- Planting Schedules
- Temporary Stockpile Bund Details

These can be viewed via the website <https://inlandborderfacilities.uk>

The dedicated email address for submitting questions/concerns about the IBF is [complaints.sevingtonibf@hmrc.gov.uk](mailto:complaints.sevingtonibf@hmrc.gov.uk)

A site visit was held on 19<sup>th</sup> August 2021.

- The lighting consultant's report on including baffles and adjusting the angle of lights nearest to Church Road, reducing the luminaire levels and providing a long term solution on dimming when parking areas are out of use. Some baffles appear to have place on lights near the staff entrance but further work is expected as concerns have been expressed about what they have achieved. The Waterbrook IBF has submitted an application to reduce the lighting columns on the southern boundary of the site from 12 to 8m with associated changes to the bund

on the western side to provide further landscaping, I have asked the Sevington IBF to follow the same course.

- The lighting plan shows that the light spill beyond the site will be below specified levels.
- New leaflets have been produced for distribution at the advance information points across the UK and at Eurotunnel. They will be circulated by RHA through Europe and have been translated into many languages in preparation for incoming checks beginning on 1 January 2020.



**English (UK)**

The correct address for Sevington Inland Border Facility is:  
Sevington Inland Border Facility,  
Ashford, TN25 6GE

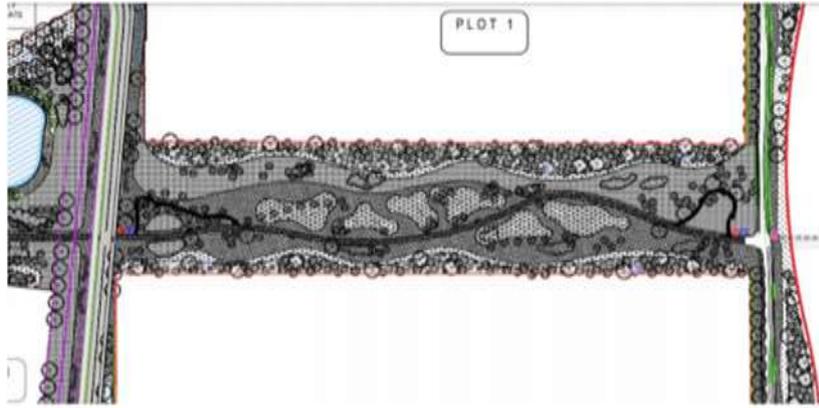
**Do:**  
Update to the latest version of your Sat Nav application  
Follow the signage directing you to the entrance of the site  
If your Sat Nav does not recognise the postcode, enter "Sevington Inland Border Facility" in your search

**Don't:**  
Do not use any alternative postcode for the site  
Do not follow any route into any of the local villages including "Mersham"  
Do not follow any signage for Waterbrook Inland Border Facility



Sevington Inland Border Facility: M20 J10a + A207D  
Satellite navigation: 51.132138, 0.914994  
What3words: snake.leans.usual

- DfT have been in contact with google maps. There is an issue with users pinning the IBF with incorrect labelling. DfT are to be advised (via ABC reporting tool at [www.ashford.gov.uk/Brexit](http://www.ashford.gov.uk/Brexit)) because they have senior contacts with Google Maps so they can ensure rapid correction of the platform.
- Other Satnav platform providers have been advised of the correct postcode issued by the Royal Mail and DfT are encouraging drivers through the leaflets to update their Satnavs (copies of the leaflets were requested).
- Remedial works have been ordered on the bridleway as there has been some fall out on the sides.
- The hedges in Highfield Lane have been ordered to be trimmed back, this could not happen before September as it is the breeding season for dormice (which are present) and it is bird nesting season.
- Designs for the green corridor which will run through the centre of the site have will follow much the same design as AXA intended, this will be set out in the s106 for the site.



- A public inquiry is possible into whether the PROW across the site is permanently closed.

### **AE350**

Work has commenced on the new bridleway through Sevington. Its not open yet but this is how it looks next to the railway sidings.



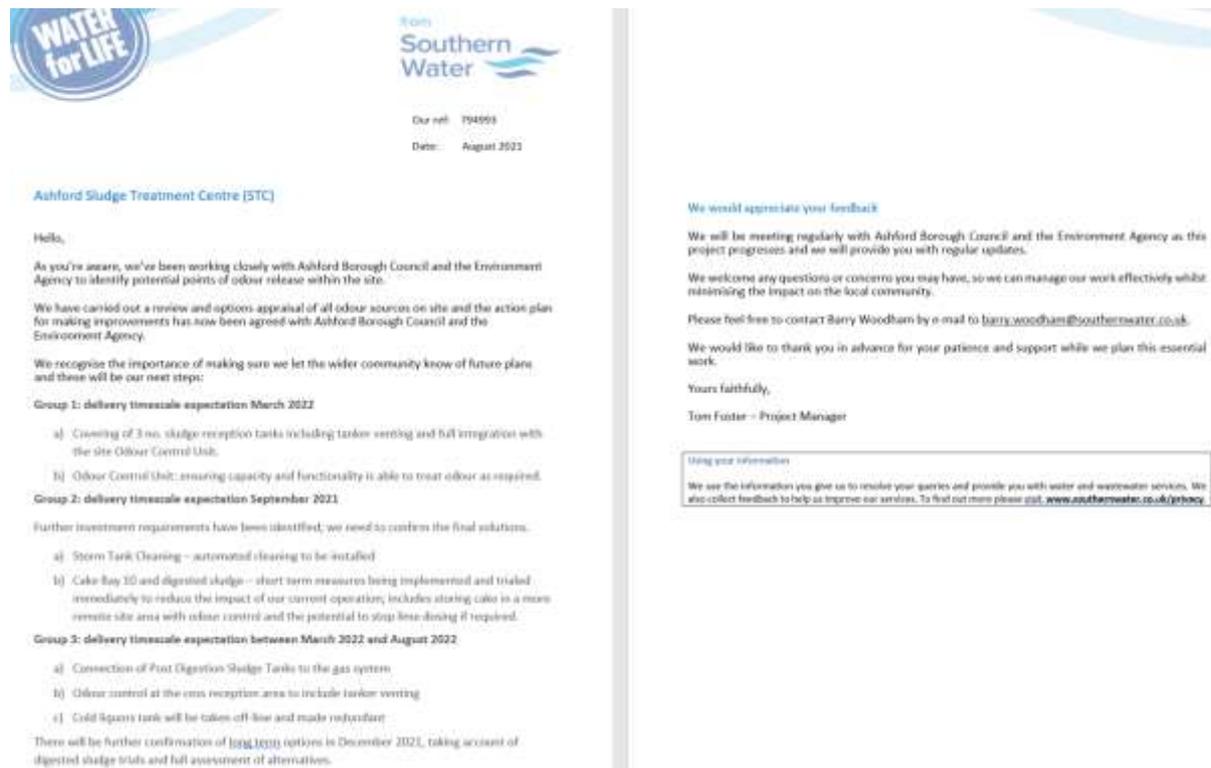
### **BYBROOK WWTW**

A site visit was held on 17<sup>th</sup> August 2021 to view progress on delivering the odour management plan agreed with ABC to reduce smells in Kennington. This is in addition to improvement plans expected follow by the investment in Southern Water by Macquarie Asset Management's investors as long-term shareholders.

We saw the relocated cake bays and coverings over the waste inlets. We also saw the impact of wet wipes, please do not flush these as they cause significant blockages in the system.



The following letter was sent to residents at the end of August



## LOCAL NATURE RECOVERY STRATEGY

The government has opened a consultation on plans for new Local Nature Recovery Strategies (LNRS) across England as part of the Environment Bill. LNRS' aim to help drive up the recovery of England's landscapes and wildlife locally by creating a new tool for local areas to agree priorities and map proposals for nature's recovery, ensuring more value is placed on nature.

These strategies will help local communities work together to help identify where they should take action for nature's recovery as part of building the national Nature Recovery Network (NRN). As well as this, the strategy will look at where nature-based solutions could make a difference to help address wider environmental issues, such as mitigating flood risk and planting trees or restoring peatland for carbon sequestration to mitigate climate change.

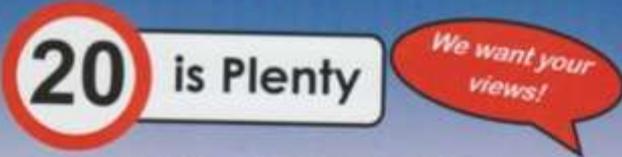
The Nature Recovery Network plans to create or restore 500,000 hectares of wildlife habitat outside protected sites and help species thrive, more effectively linking existing protected sites and landscapes.

This includes urban green infrastructure, such as trees, hedgerows, parks, fields, forests and urban blue infrastructure, such as rainwater tanks, bioswales, rivers, canals, ponds, wetlands and floodplains respectively. The consultation closes on 2 November 2021 at <https://consult.defra.gov.uk/land-use/local-nature-recovery-strategies/>



## **“20 IS PLENTY” in BYBROOK**

The Bybrook Road "20 is Plenty" leaflets from Ashford BC have been distributed. The consultation closes on 15<sup>th</sup> September at <https://www.kenningtoncc.gov.uk/20isplenty/>



**20** is Plenty

*We want your views!*

**IN BYBROOK ROAD**



Following local concern, Kennington Community Council has been working with Kent County Council to develop a 20mph scheme to resolve speeding issues and rat running for the Bybrook area. We would like to share the proposed scheme with you, and we want to hear your views.

The proposal is for a 20mph scheme across the whole Bockhanger and Bybrook area, bounded by A28, Canterbury Road, Faversham Road and Lower Vicarage Road.

Specifically, this would include

- 20mph zone for Bybrook Road, The Pasture and adjoining roads
- 20mph signs at the entry
- an 'on-road' advisory cycle lane on the south western side of the road between Rylands Road and Old School Mews, and
- a raised table at the site of the existing zebra crossing on Bybrook Road (near Belmont Road)



Kennington  
Community Council

## WHH

Consent is expected to expand the A&E at WHH. The hospital has been on its current site for over 40 years and the Emergency Department is no longer able to accommodate the patient demand as effectively as it would be expected to. Currently A&E patient attendance is in the order of 280 per day, which is beyond the capacity currently available. An expansion to cater for this and potential future growth (up to 350-400 visits per day in some scenarios) is urgently required. With the Covid 19 Pandemic this has placed additional pressure on the department due to the requirement for greater segregation. Further details are under planning ref 21/01448/AS under <https://planning.ashford.gov.uk/Planning/details.aspx?systemkey=119437>



## **HOSPITAL DISCHARGE**

Kent County Council and Kent Community Health NHS Foundation Trust are working together to evaluate the discharge pathways of adult services across Kent. They want to make sure the process is smooth and patients and families are involved in decisions about the discharge process. They will be holding a series of virtual focus groups for patients and families to listen to their feedback, ideas and experiences so they can work together to provide a service that meets the needs of everyone. The focus groups are taking place on:

- Wednesday, 22 September from 11am to 12noon
- Thursday, 23 September from 11am to 12noon
- Friday, 24 September from 11am to 12noon

If you are interested in taking part, please email [innovationdeliveryteam@kent.gov.uk](mailto:innovationdeliveryteam@kent.gov.uk) to register your place on one of the focus groups.

**Paul Bartlett**  
**Mersham, Sevington South and Finberry Ward & Deputy Leader, ABC**  
**Ashford Central Division, KCC**  
**Grosvenor Hall Ward, Kennington Community Council**  
**Sevington South Ward, Sevington with Finberry Parish Council**  
**0773 929 3502**  
**[paul.bartlett@ashford.gov.uk](mailto:paul.bartlett@ashford.gov.uk) or [paul.bartlett@kent.gov.uk](mailto:paul.bartlett@kent.gov.uk)**