

Great Chart with Singleton Parish Council



Chilmington Green Working Group Meeting and Planning held on Tuesday 9th May 2023 at 6.30pm in the Parish Office **MINUTES**

PRESENT: Cllrs Y Barker, P Barker, D Gathern, Sullivan,
Paula Cowperthwaite (Deputy Clerk).

1. Apologies for Absence

Cllrs McClintock, Wiffen. Cllr S Gathern (ABC).

2. Declarations of Interest

2.1. Disclosable Pecuniary Interests

None

2.2. Other Significant Interests

None

2.3. Other Interests

Cllr D Gathern

3. Minutes of the previous meetings

The minutes of the meeting held on 22nd February 2023 were duly approved as a true record of the meeting.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

4. Planning applications for Consideration

4.1 Planning application number [PA/2023/0715](#)

A question was raised about how these works compare to the site in Kennington and whether a visit to the Kennington site should be arranged.

It was understood that adding more water to the River Beult will not cause additional flooding further down the river, and that treating the waste water will not require further water to add to the process.

The application refers to a site in Petersfield, Hampshire but reports relating to that site show 41 spills in 2022 totalling nearly 14 days of spillage.

The River Beult is a Site of Specific Scientific Interest (SSSI). In warmer weather the water flow is very low, the increase of 12% discharge from the water works will result in water made of approx. 1/8th treated sewage.

In terms of the application itself, the committee resolved to object to the application on the following grounds:

- The location is outside of the red line so is situated on land not originally designated for building on.
- Concerns about how 'future proofed' the development is. The application quotes the Possingham development, but this is not an approved application. The site may also need to service Court Lodge and Kingsnorth Green developments, does it have the capacity?
- Concerns that approving this application will encourage further housing development out towards Bethersden and beyond.
- The smell will affect existing dwellings in Stubbs Cross and beyond, and may affect those with respiratory problems.
- The speed limit on Chilmington Green Road is too high around the area for development.
- Concerns that two lorries will not be able to pass on Chilmington Green Road as the road is not wide enough and is in a very poor state.
- If human sludge is to be spread on to farmers' fields which drain into the River Stour then this will add further phosphate levels to the Stodmarsh issue.
- The Natural England Appendix B Paragraph 6.2 suggests a reed bed should be built in for post treatment polishing, and that a wetland or reedbed be constructed.
- The comments in the Natural England response suggest that they do not support the application *"Please note that if your authority is minded to grant planning permission contrary to the advice in this letter"*
- The surrounding bunds will need to be the height of the bunds used in the water site currently under construction, plus the size of the proposed units (highest point quoted is 7.1m)
- Concerns that the trees to be used in the landscaping will be too thin.

Great Chart with Singleton Parish Council request that the application is called in.

Proposed: Cllr P Barker	Seconded: Cllr Sullivan	Vote for: 4
Against: 0	Abstain: 0	Motion carried

5. Chilmington Stakeholder Group and South Ashford Garden Community

A meeting is scheduled for 23rd May.

6. Planning Applications approved.

None

7. Safe Walking Routes to Chilmington Schools

The committee discussed the KCC reply to the council's letter regarding this issue, it was felt that it did not answer any of the questions raised. Therefore, a meeting will be requested with Charlie Simkins (KCC) whilst a letter is sent to KCC officers within Highways and Education requesting a meeting held within the parish to discuss the matter urgently. Please see Appendix One for copies of the letter and response.

8. Terms of Reference

It was proposed that the Chilmington Green Working Group becomes the Planning Committee for all applications within the parish.

The Terms of Reference were discussed, and changes were suggested throughout. This will include the power to submit comments on behalf of the full council if the council are not due to meet before an application deadline, otherwise comments will be submitted to

the full council as an agenda item to be approved or commented on.

The committee resolved to make the relevant changes to the TOR's and present these to the June full council meeting for approval.

Proposed: Cllr Sullivan	Seconded: Cllr P Barker	Vote for: 4
Against: 0	Abstain: 0	Motion carried

9. Date and venue of next meeting

Date of next meeting will be agreed based on incoming applications.

The meeting closed at 8pm

Signed as a true record by;

Cllr Yolanda Barker _____

Date: _____



GREAT CHART
with **SINGLETON**
Parish Council

Parish Office,
Singleton Village Hall
Hoxton Close, Ashford,
Kent, TN23 5LB

29th September 2022

Sent via email

Dear David Brazier

RE: Lack of safe walking routes to Chilmington Green Primary School

Great Chart with Singleton Parish Council are increasingly concerned about the lack of safe and accessible walking routes to Chilmington Green Primary School and the planned secondary school in Ashford.

The primary school opened in October 2021 and as a council we expected that walking access would be provided. We are now realising that this has not been the case and there is no current proposal to assist families in the local area.

Currently families attending the school must all drive as there are no safe footpaths towards the school at all. Due to delays in housebuilding, the main proposed route via the development, to the school, remains blocked off by Hodsons for safety reasons. This prevents even those living a stone's throw from the school from walking as they must get into a vehicle and drive out of the development and into the country roads.

The current access route is via Mock Lane which, apart from the area immediately outside the school, is a narrow country lane. It is also the access road for a cement works and a number of large cement mixers and lorries use the lane regularly. There is no pavement or footpath along this road.

A young child was recently knocked down by a car on Bucksford Lane at the designated, and signposted, crossing point between Ashford Community Woodlands. This is not an isolated incident. The statistics only collect information on fatalities and do not include near misses or fatally injured dogs. This misrepresents the issue and clearly goes against the Zero Vision campaign.

Further issues caused by other roads around the school include multiple blind spots, crumbling verges and overhanging branches. These push vehicles out into the middle of the road and make it difficult for two cars to pass.

Our understanding was also that adequate signage and vegetation clearance would have taken place on the Mock Lane/Chilmington Green Road junction before Chilmington Primary School was opened. This could have vastly improved the access and the safety of the users, and we hope that this will go ahead in the near future.

As the new intake arrived in September 2022, the increase in traffic was noticeable, and

this will only increase as further year groups are added and the secondary school is opened. A parish councillor made enquiries about residents' feelings on the matter via social media over the summer. We have included these comments as an appendix to this letter.

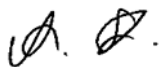
We request that KCC officers walk the route from The Street in Great Chart, Singleton Hill in Singleton or Cuckoo Lane in Kingsnorth, to assess the realistic safety of these roads, and would welcome the opportunity to join with your officers to provide local knowledge.

Kent County Council and Ashford Borough Council continue to have discussions with developers regarding safe footpaths for families within the Chilmington development. We know that new and existing footpaths are being created and opened for the children resident within the development, but these do not currently allow you to walk to the school, and evidence of this has been attached as an appendix to this letter.

Worryingly, we are not aware of any plans being considered for safe walking from the local areas. Families walking from Singleton would need to walk along Bucksford Lane and Mock Lane. Families from Great Chart would either need to walk via Singleton, or to cross the A28, and then walk along Chilmington Green Road and Mock Lane. Families from Kingsnorth would need to walk along Chart Road and Mock Lane. Not one of these roads has a footpath or pavement and are all country lanes and therefore not marked for two lanes. They are certainly not in line with the KCC Active Travel policy.

We are keen to work with KCC officers to reach a resolution to this issue. The safety of our residents, young and old, is a number one priority and the current situation could be deadly.

Yours sincerely



Ms Aniko Szocs
Parish Clerk
Great Chart with Singleton Parish Council

Appendix One

A parish councillor made enquiries on social media over the summer, and these are the comments that were made:

Question: *"If you live in Singleton or Great Chart do your children attend Chilmington Green Primary School. If yes, do you use the mode of transport you would rather use. Did you not put it down due to lack of path to walk child to school. Reason for asking is we as a parish council are trying to find out what can be done as we consider it an issue, but I wanted to know from yourselves if this is so. thanks for help in advance."*

Replies:

My girl goes there, we use car would love to walk but obviously not safe enough to get there.

I have to collect my niece and nephew quite often. I'd love to be able to walk that route to collect them from Singleton. At the moment I have to drive the short amount because I wouldn't feel safe walking.

My son goes there and twins due to start in September. We drive but would prefer to walk. Live on Swaffer Way.

My girl goes there we drive and it's so dangerous!!!

We'd love to have the option to walk!

We live in Deyley way and daughter is about to go into year 2. School is fab, but It's a massive issue that's needs sorting. As although we are lucky enough to be able to drive her to school, mock lane just isn't built to cope with that amount of traffic, especially with lorries for the brett site and vans using it as a cut through regularly. The road is in a right state and I'm not looking forward to the school run as we head into winter. Huge great big potholes at the side of the road and the amount of mud that's created when it's wet. Lots of parents pulling their kids out because of lack of access on foot. It's so sad. I'd love to be able to walk her to school as it's such a short distance. But I'd fear for my life x

When we moved here a year ago I wanted to put my daughter in the school but after realising there was no safe walking route I decided not to.

Also once secondary school opens what will happen then with all the increase in traffic. We will be applying for a place for our son but can't see anyway of him getting there apart from us dropping him in the car.

My son and daughter go to Chilmington, we would love to walk but it's just not safe enough so I drive them. When the school was in the temporary site in jemmet road we walked from great chart most days.

It is really concerning that such things are not put in place before a school opens. Its an example of how we still do not. This road from singleton and great chart is dangerous at best of times. The secondary school is in process of making the same mistakes.

When we found out Chilmington was opening we decided to move our children thinking it would be great for us all being able to walk and them having friends nearby, 4 years on and still unable to walk to school.

Great Chart with Singleton Parish Council
Parish Office, Singleton Village Hall, Hoxton Close Ashford, Kent TN23 5LB
Tel: 01233 616923 E-mail: theclerk@greatchartsingleton-pc.gov.uk

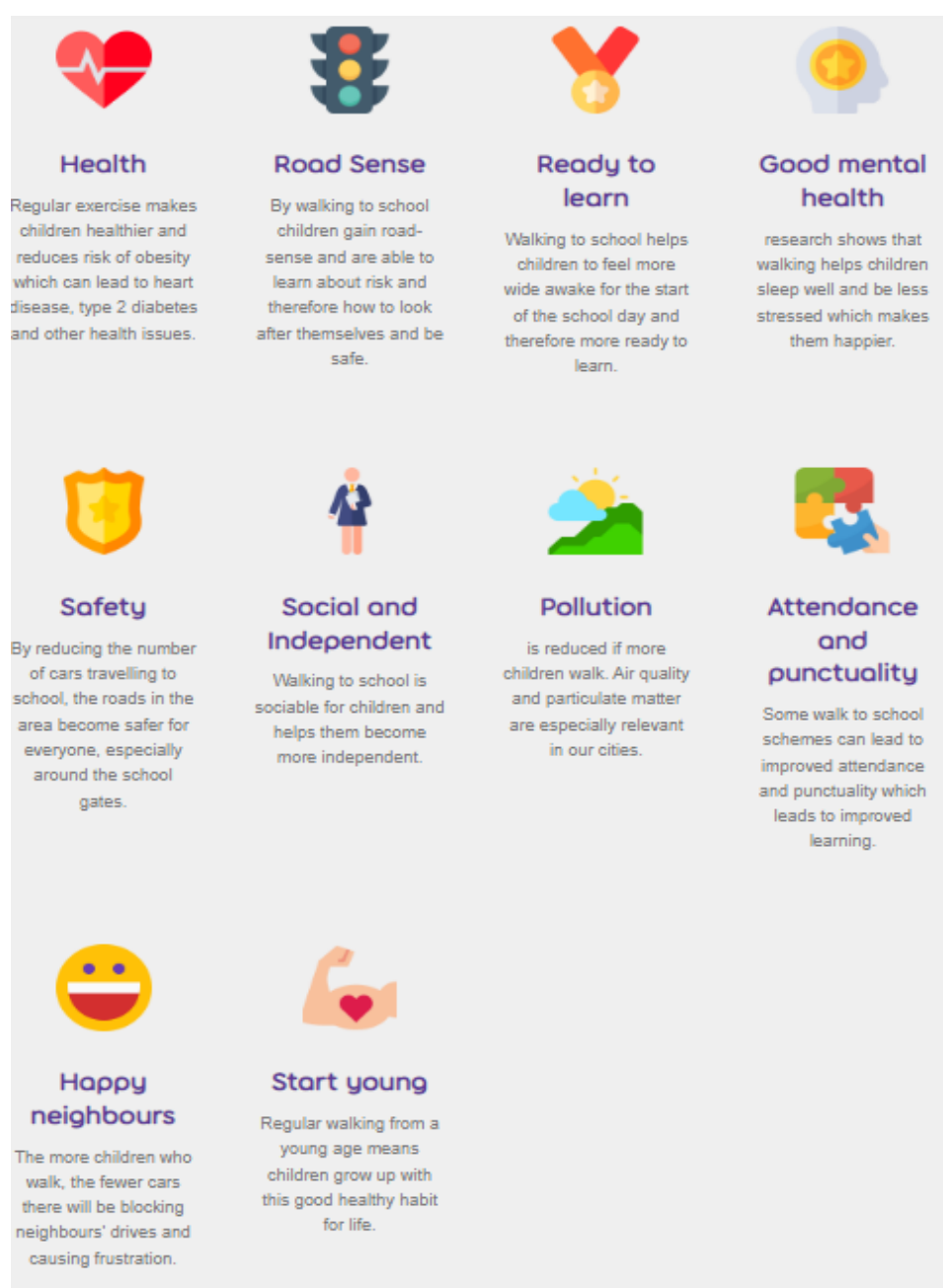
My children don't go to the school, but I often drive past and feel there needs to be safer walking/cycling ways to make this a viable option for parents.

My children are not that age anymore, but when driving past i think how awful, dangerous, and stressful the school drop offs must be. There must be a much safer solution.

Needs foot paths installed.

3 of my children went there but due to the fact of living so close and not being able to walk them there (I also don't drive) I had to move them . I missed every assembly and play / sports day due to not being able to get there.

This should of been thought about in the planning stages. What will it take before a child gets killed or maimed. Winter months once again are upon us and darker nights and darker mornings spend the money Now and build some paths please



Appendix Two

1. Footpath from the A28 next to the Pig & Whistle via Lakeside. It arrives some 200meters or so from the upgraded section of Mock Lane outside the primary school. As a result, folk are using the daisy path - off to the left (photo taken in summer hols.) - which arrives in the lane closer to the school.



2. The point where the 'short cut' emerges on to the lane via a dangerous construction area dump.



3. View down towards the footpath exit which is under the large tree on the right. Bollards placed down to the distant triangle - to help pedestrians along the narrow lane. N.B. 30 mph sign. Vehicles coming the other way are in a 60mph zone.



4&5. Footpath from Chilmington Hamlet which joins an unfinished road and pavement some 300 meters from Mock Lane. Walkers have to weave their way past all these obstructions and tend to use the otherwise unused road surface (left).





6. Mock Lane (unrestricted speed limit) going over the hill to Singleton. Nowhere to walk.



Appendix Two – response from KCC

Subject: RE: Lack of safe walking routes to Chilmington Green Primary School (10828)

Message sent on behalf of Rory Love, Cabinet Member for Education and Skills

Dear Ms Cowperthwaite,

RE: Lack of safe walking routes to Chilmington Green Primary School

Thank you for letter dated 29 September 2022 raising the issue of safe walking to Chilmington Green Primary School. I am sorry your initial email went unanswered. Your email of 28th February is the first correspondence that I have received on this important matter since becoming the Cabinet Member for Education and Skills.

The early delivery of the Chilmington Green Primary School was agreed to support the forecast housing trajectory. This indicated significant annual house building. It was also expected that the sustainable pedestrian access would have been delivered by Hodson Developments to the school. As you are aware, the development has not moved forward at the pace originally set out.

To support families in The Lakes and those living off Chilmington Green Lane, we have upgraded the public rights of way. We have also installed a new pedestrian footpath along Mock Lane from Public Right of Way (PROW) 240 to the front of the school, and new warning signage, which will have addressed the issue alluded to in point 1 of appendix 2 of your letter. In addition, there is now a 20mph zone on Mock Lane which extends from The Avenue to the road alongside the school. Between The Avenue and Chilmington Green Road, the speed limit is 30 mph.

I appreciate that the PROW works undertaken and the new pedestrian footpath, currently only support a limited number of families. It is indeed frustrating that those living in Chilmington Gate cannot walk down The Avenue to reach the school. Officers have engaged with Hodson Developments to look at how access along The Avenue can be achieved, unfortunately with no success. As this highway is in the ownership of Hodson Developments we are reliant on their support to gain access to the school.

The plans for physical links both within and to the development are covered in the s106 agreement. The obligations on the developer are triggered by housing occupations. While we have conversations with Hodson Developments about the issues raised, we are not able to require them to act outside of the obligations upon them.

I am aware that Ashford Borough Council Officers are looking at upgrading several pedestrian routes across the development. We are continuing to work with Ashford Borough Council on these important matters.

I trust the above information has brought you up to date on the current position.

With kindest regards,

Rory Love

Cllr Rory Love OBE

Cabinet Member for Education and Skills

KCC Member for Cheriton, Sandgate & Hythe East