

# View Comment

## Comment Information

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| <b>Document Section</b>   | <a href="#">Local Plan to 2030 - Publication Draft</a> <a href="#">SITE POLICIES</a> <a href="#">Ashford Urban Area</a> <a href="#">Land North-East of Willesborough Road, Kennington</a><br><a href="#">Content</a>   |
| <b>Comment ID</b>   | ALP/1013   |
| <b>Respondent</b>   | Kennington Community Forum (Christopher Morley)  |
| <b>Response Date</b>  | 06 Aug 2016  |
| <b>Current Status</b>   | Accepted   |
| <b>Do you consider this part of the document is Sound?</b>                    | No   |
| <b>On which grounds do you consider the document unsound? (if applicable)</b> | Not Consistent with national policy  |
| <b>Do you consider the Document is Legally Compliant?</b>                     | Yes  |
| <b>Comment</b>  | <p>The part of this site called Orchard Farm (submitted site KE2) is assessed as Grade 1 agricultural land (Sustainability appraisal (SA) and Strategic Environment Assessment (SEA) of the Ashford Borough Local Plan, Appendix 3c - Ashford Urban Edge and Strategic Sites.</p> <p>NPPF 112 states that "Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality."</p> <p>The draft Plan makes no attempt to assess "the economic and other benefits" of this best and most versatile agricultural land, and therefore does not comply with NPPF 112.</p> <p>The is nothing in the Plan to show why this particular parcel of high-grade agricultural land should be allocated for development in preference to areas of poorer quality land, and this draft policy is therefore unsound.</p> |

**What changes do you suggest to make the document legally compliant or sound?** Remove submitted site KE2 Orchard Farm from the Plan.

**Do you consider it necessary to participate at the oral part of the examination?** Yes

**Does your representation relate to an omission site (a site that has not been included). For example a site for Housing, Employment, Travellers, or Local Green Spaces.**

**Please supply details of the omission site.**

**Attachments**