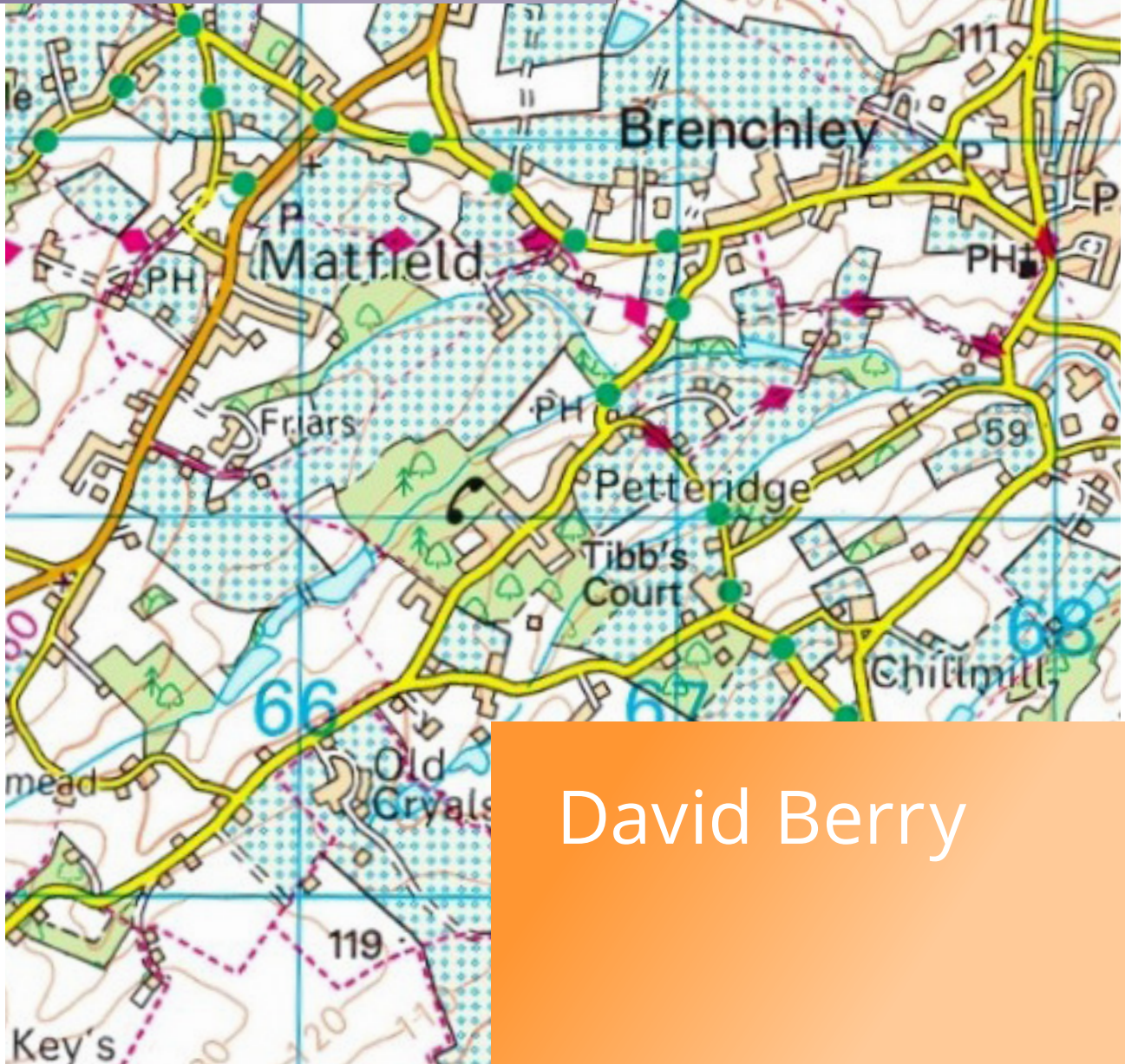


Brenchley & Matfield
Neighbourhood Plan

Position Statement

March 2018

PLEASE DO NOT REMOVE
FROM VENUE



David Berry

Brenchley and Matfield Parish plan proposed development sites

The following sites I consider to be unsuitable for development and my reasoning why.

- **23, 236, 111, 383, 214, 333: Kippings Cross:**
These sites are simply too large for the parish to cope with. A site here will increase an already busy bottle neck, increasing the potential for accidents on a major A-road and spoil the natural landscape of the area.
- **341: Maidstone Road, SW of St Lukes Church:**
An unsuitable site, considering the poor visibility and speed of vehicles along this road.
- **410, 76: Farmland behind Cherry Trees:**
An amount of farmland within the close proximity to the village must be maintained in order to preserve the character. This is also too large a development for the village in one place. As well as encroaching on footpaths that many residents enjoy on a daily basis, the aspect from these fields are far reaching and will be lost.
- **127: Land behind Petteridge Oast, Petteridge Lane:**
Too large and will spoil the landscape. The geography of this site will have an adverse effect on drainage on an already poorly maintained lane. When the Oast house was originally sold some 20 years ago I understood the land behind had a covenant in order to prevent development.
- **393, 215: Land behind Church Close and Broad Oak:**
Another site that would spoil the rural aspect of the village. Access is poor and the geography unsuitable.

Possible commercial development only:

- **399: Tibbs Court Farm:**
As a brown field site, there would be an opportunity for light industrial or office development. A residential site here I would expect to be expensive due to the possible contamination of land from years of use as a working farm.

The following sites I consider to be of interest for light commercial or housing development:

- 208, 401, 353, 18, 242, 36, 414, 220, 348, 242, 406, 41, 103, 80, 34, 417, 439, 41, 403, 427.

All of these sites would not have an adverse effect on the parish but would enhance it in a sustainable way. None of them are in areas that would spoil the rural aesthetics of the parish of which we all are very proud.

I propose certain considerations must be taken into account if approval for development is to be allowed:

- A minimum of 30% of each site should be set aside for community housing. Whether this is put in place for the elderly that can no longer afford to live in their own home or residents that simply cannot afford to buy a house where they grew up. I suggest a minimum of 10 years association within the Parish in whatever form is deemed fair.
- An affordability ratio should be considered for current lower income residents
- All developments must be in keeping with current architectural design of existing buildings in the parish.
- Parking must also be considered in order to prevent the issues that we already experience with previous developments.
- If a site is not approved for housing, then light commercial must be the next option. We should encourage businesses that our parish is somewhere they want to locate to.
- All amenities must be improved in line with developments, whether that is health care, transport links or leisure.

With a viable plan in place, the future of our parish is for us to decide. Working as a community to implement it, I don't see how we can fail.

Proposed by David Berry

Resident of the parish since birth in 1974 (except 1985-1997, 2008-2011). With permanent association since 1926.



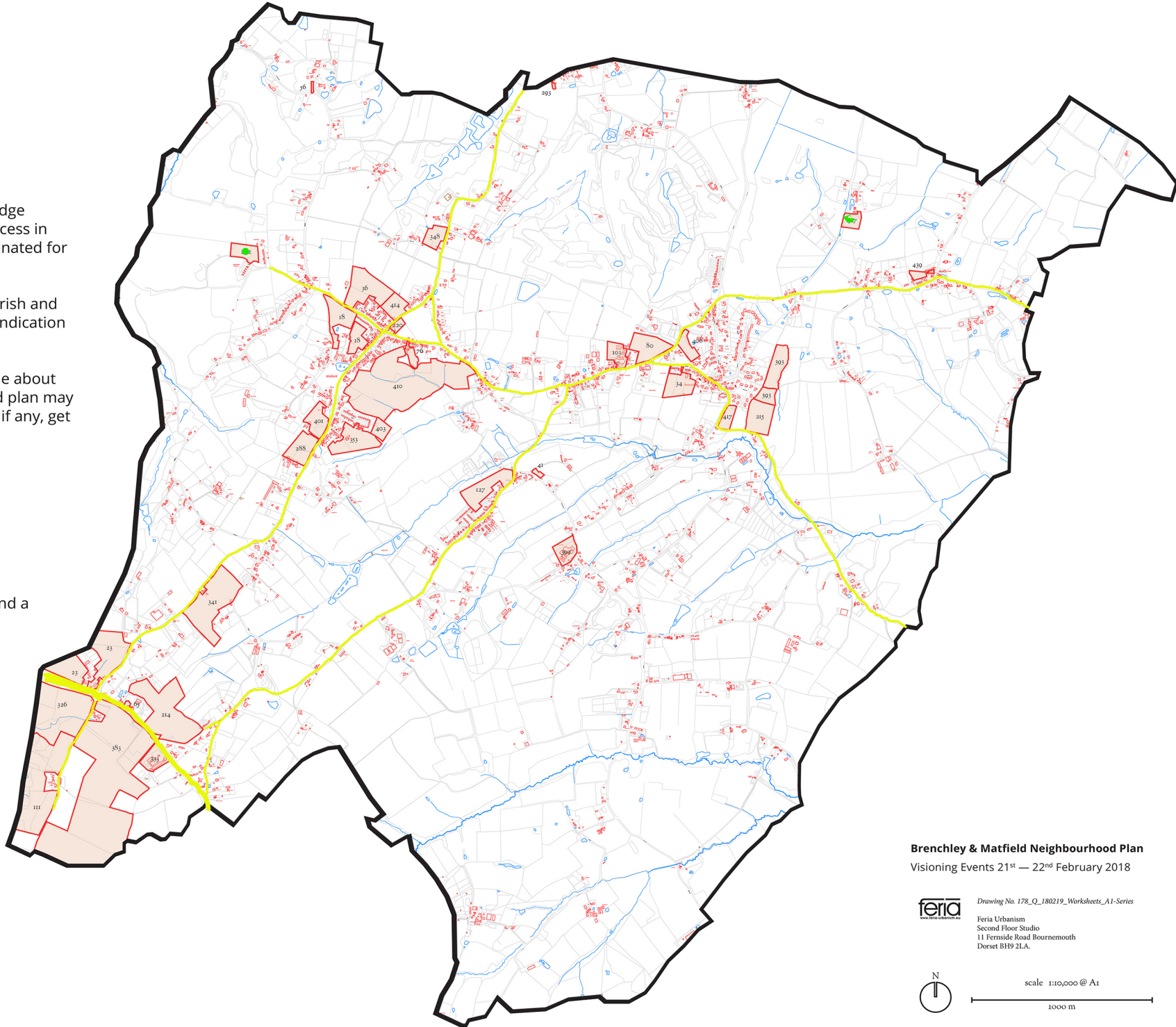
This plan shows just those sites in the parish and the numbers are site references, not an indication of housing numbers.

Please use the sticky dots to indicate on the maps where you think development would or would not be suitable:

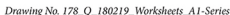
- Green dot — good location
- Red dot — poor location

Consider the land from both a housing and a business perspective.

Use the pens to expand on your ideas.



Brenchley & Matfield Neighbourhood Plan
Visioning Events 21st — 22nd February 2018



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