



R. A. D. I. O.

RESIDENTS AGAINST DEVELOPMENT IN OTFORD

NEWSLETTER, OCTOBER 2006 – WELL ROAD DEVELOPMENT

You will hopefully all be aware through letters from SDC or through the press reports in the local newspapers that the Council rejected Wimpey's latest application to develop the site at 64/66 Well Road. The Development Control Committee of SDC ratified the Council officer's recommendation for refusal, the decision was unanimous. We were most pleased with the stance taken by both the Council officers, who put a great deal of effort into their report, and the action of the DCC, who were vociferous in their rejection of the proposal.

Unfortunately, but not unexpectedly, Wimpey's have lodged an appeal with the Planning Inspectorate against this decision. It has been decided that the appeal will be determined by written representation and a site inspection by the appointed Inspector, although SDC are contesting this and asking for a full public inquiry. (We had hoped to have this issue resolved before issuing this newsletter, but feel we cannot wait any longer.)

To demonstrate the community's opposition to this development we would urge everyone to write to the Inspectorate objecting to the proposal. Letters should be sent **in triplicate** to the Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting appeal reference APP/G2245/A/06/2024028.

Letters must be received by 19 October 2006 or they will not be considered.

We have been advised that it will be counterproductive for us to provide a standard format letter for individual use, however, we would encourage everyone to write using the following factors amongst the reasons why the development should not be allowed:

- The highly detrimental effect on the Area of Outstanding Natural Beauty in which the site is located.
- The loss of valuable mature trees and shrubs.
- The fact that SDC are way ahead of their building targets in the current plan, therefore, the development is unnecessary.
- The failure to provide any affordable or social housing in line with Government policy.
- The loss of privacy to the residents of nos. 62a and 68 Well Road.

We would encourage you to add any other factors you believe to be relevant and, in addition, we would ask that you state that it is inappropriate for a sensitive issue such as this to be decided by written representation and request that the matter be referred to a full public inquiry.

It should also be noted that emerging Government policy PPS3 states that whilst residential gardens are to be considered as brownfield land, "this does not necessarily mean that they are appropriate for development." This is a significant and very relevant change in Government policy. This can be highlighted in your letter.

We would remind everyone that we have defeated the developers in four applications and one public inquiry, so our collective effort is not in vain. **We CAN win this fight!**

It is your village and your action can directly help save this valuable site from unsightly and irreversible development. PLEASE WRITE NOW!!

