

ASHGROVE AREA RESIDENTS ASSOCIATION (AARA) FORMALISED - PLEASE JOIN US



WORKING TO SAVE OUR COUNTRYSIDE FROM OPPORTUNISTIC DEVELOPERS

SIGMA Development Update - The story so far.....

SIGMA 50 House Application rejected by Sevenoaks Town and District Councils, Kent Downs AONB, KCC Highways, KCC Ecology and the Urban Design Officer.

Multiple issues: Road condition (narrow sunken lane), traffic congestion, road user and pedestrian safety, no amenities (schools, buses, medical facilities), AONB issues with landscape and visual aspects and destruction of natural biodiversity (including protected species). West of Ashgrove Road is clearly Green Belt and forms a natural boundary separating the Urban area from the countryside.

Over 430 Resident objections lodged and adjoining RA's and Sevenoaks Society

West of Ashgrove Road is an area of outstanding natural beauty for walkers, horse riders, cyclists, nature and animal lovers. It is an area rich in Biodiversity with multiple protected species (Badgers, Dormouse, Bats, Hedgehogs etc.), and it hosts multiple Ancient Woodlands and Ancient Hedgerow etc....

Over 50% of the AARA area locates within Green Belt and this forms a natural boundary to the Urban Area of Sevenoaks Town

Croudace has forcefully appealed against SDC rejection of the Brittain's Lane development

Croudace has appealed against SDC's rejection of the proposed Redland Project in Brittain's Lane despite the well reasoned case put forward by SDC and Brittain's Lane Association. The hearing was held in February and the outcome is expected in May. Property developers have financial clout. If this type of development is allowed in Green Belt, it will open the floodgates to many additional, unstructured housing projects.

ACTION PLAN - Join the AARA - PROTECT OUR AREA

SIGMA have the right to appeal within six months of the SDC rejection (30.03.23) and will almost certainly do so. With no Local or Neighbourhood plans approved by SDC, residents need to join forces and fight against these unstructured and opportunistic developments. The SIGMA development, if approved, will impact on everyone in the area due to construction traffic, noise, destruction of local habitat and erosion of the countryside.

WE NEED TO MOBILISE AND GET READY NOW BEFORE IT'S TOO LATE



ASHGROVE AREA RESIDENTS' ASSOCIATION

Ashgrove Road, Bramble Lane, Burntwood Road, Burntwood Grove, Fig Street/Farms, Croft Close, Glebe Lane, Grassy Lane, Lawn Park, Charlie's Lane, Hopgarden Lane, Little Julians Hill, Oak Avenue, Oakfields, Oak Lane, Oak Warren, Pocket Hill, Solefields Road, Soleoak Drive, The Dene, Wellmeade Drive, West Heath Lane, White Friars

TOGETHER WE CAN MAKE A DIFFERENCE

Ashgrove Area Residents Association (AARA) was informally convened during October 2022 in response to the SIGMA planning application. We have now formalised the AARA with a constitution, website, working committee and chairman. We are here to stay and protect our community.

'AARA' OBJECTIVES

- Preserve, protect, enhance and enjoy the character and vistas created by the Areas of Outstanding Natural Beauty, our Ancient Woodlands and the Green Belt;
- Promote our community, neighbourhood and the natural environment. Looking to ways to reduce traffic congestion, promote nature and maintain the ability of our community to enjoy the natural habitat;
- To robustly critique and assess current and future large developments that seek to expand the Urban Area of the Southern Kippington Ward beyond or within the existing boundaries;
- To communicate relevant information to residents;
- To engage professional advisers and to commission such reports as may assist the Association in the attainment of its objectives; and
- Take any other actions or support any local initiatives, including supporting neighbouring Residents Associations, our District and Town Councils and our Ward Councillors, that the Association considers appropriate in furthering its objectives.

3 WAYS YOU CAN HELP (if you have not previously joined AARA)

1

Please email us:

To **JOIN US**, express your support, interest, or commitment to the AARA

info@ashgroveareara.co.uk

2

Please visit our website:

It outlines our objectives
It provides you with more detail

<https://ashgroveareara.co.uk>

3

Email us if you can help:

Do you have skills that can help us?

Administrative skills?

Technical expertise?

Leaflet delivery?

Join AARA Committee?