

Jones, Gaynor

From: [REDACTED]
Sent: 23 November 2018 08:06
To: Planning
Subject: FW: Re: Objection to planning application Y18/1035/FH
Importance: High

Being resent as there is no indication on your website that this was received in October when originally sent

From: Meadows, Sandra
Sent: 28 October 2018 18:00
To: planning@shepway.gov.uk
Subject: Re: Objection to planning application Y18/1035/FH
Importance: High

We would like to **object to planning application Y18/1035/FH** on the following grounds.

1 - As the remains of what is thought to be a **Roman villa** have been discovered by archaeologists at the Otterpool Park site, archaeological works should also be undertaken at Barrow Hill. Particularly with reference to 'Barrow' and 'Tumulus' in the vicinity. Such future management options of Otterpool might include formal designation (scheduling), but further assessment is still required it is understood. This should provide enough evidence that more than a 'desk based' evaluation is required. Archaeological works have also been carried out for the Lees development so why not this one?

2 - Please can you consider the access to the proposed development and the affect it will have on traffic already slowing down and turning into driveways directly opposite the proposed entrance, off a very busy A road which already suffers from traffic problems. All recent accidents which have occurred along the stretch of this road between the motorway bridge and the end of the village, have occurred alongside this proposed site. Adding another junction will make this road even more dangerous and overloaded. You must also consider the increase in traffic coming into the village due to the current building of 450 houses opposite the Coop (according to Taylor Wimpeys site) and a further 162 houses on the other side of the road.

3 - Both the Sellindge Parish Council & Folkestone and Hythe Council have reportedly commented against ribbon development in the village. Other councils have enforced local rules that will see no more than five homes allowed in a 250-metre stretch on each side of a rural road. This is to discourage infill development in rural areas and avoiding 'ribbon development'. The idea of ribbon development will completely change the character of the village which is already absorbing the building of 612 houses. This is already an increase of approximately 45% on the current population of the village.

4 - Residential road and footpath standards state that the minimum width of the carriageway for 11 houses should be 5.5 meters, which it clearly would not be.

5 - The Arboricultural Impact Assessment attached to the application states that 'the crown of pine T3 could be pruned into an even shape by shortening the branches on the southern periphery.' The pine is one of just three conifers native to the UK, the only one truly native, and can live up to 700 years. I believe the TPO was granted partly on its shape as it is a particularly fine specimen. I have an independent assessment of the tree by a highly experienced arboriculturalist who advises that pruning to this tree is not

advisable as it would ruin the unusual shape of the tree, Did the author of the report establish why the tree was covered by a TPO?! Furthermore, in there enough room to include cages to protect the roots system and allow for the movement of traffic? This would make the the space in between the trees even tighter.

6 - We believe a Buzzard to be nesting in the pine T3, as it has been seen resting in the tree on a number of occasions.

7 - Whatever the outcome of this application, 11 houses appears to be too dense for this site. Despite 2 car parking spaces being the standard for 4 bedroom houses, we know in reality this is not the case. Where will the extra cars park - on the A20? Currently cars only park on the opposite side of the A20 to the proposed development but what happens during Operation Stack/Brock if you have excess cars parked on both sides of the road due to the increasing volume?

Also, in future will the TPO'd trees be at risk due to houses being built near them? Eventually the trees will be a problem to the land owner, despite the tree having been in existence a lot longer then the buildings.

We ask that you carefully consider the impact of this application on the village, the neighbours, the traffic and the environment. All of which will be affected by this and future developments.

Regards,

