

From: [REDACTED]
Sent: 09 December 2018 20:52
To: Planning
Cc: communications@rsk.co.uk; kslplanning@environment-agency.gov.uk; Gill Bell; consultations@naturalengland.org.uk
Subject: OBJECTION TO Y18/1267/FH

Dear Ms Lennon

Y18/1267/FH | Reserved matters application seeking approval for appearance, landscaping, layout and scale relating to outline app Y10/0738/SH (Outline application for a mixed use development comprising 5800 square metres of business units (Class B1/B8), 3, two storey office buildings (Class B1) totalling 5960 square metres of accommodation, and a retirement village (Class C2) providing 69 cottages, 52 apartments and associated administration and facilities building, together with access and indicative landscaping with all other matters reserved for future consideration) relating to the hub building only. | Land At Hurricane Way Hawkinge Kent

We object on the following basis:

- 1 The Landscaping Details for the buffer zone on the Southern and South-eastern border of the development has been changed on various occasions during the progress of the development. These changes have been to decrease the area of the buffer zone and the quantity and type of understory planting, native hedging and trees – in fact to largely replace them with grasses.
- 2 The plant planning detail as shown on the plans attached to Y18/1476/FH is not shown on the plan attached to this variation – Y18/1267/FH and it appears that further planting has been removed.
- 3 The reduction to the area and nature of hedging, trees and under planting are contrary to the requirements of para 8.17 of the Hawkinge West Employment Site SPD. (see Kent Downs AONB Unit letter dated 5 November 2018 addressed to Planning and Building Control, Folkestone and District Council) to provide effective mitigation of the impact of the development on the AONB.
- 4 The area allocated to understory planting, native hedging and trees on the South and South-eastern boundary is so narrow – approximately 0.5m in some areas! - that no screening will be in place at all. This will ensure that the development is clearly visible from the surrounding areas. Although only partially built (not at roof height yet) it is already visible from Canterbury Road, Crete Road East, Crete Road West, Gibraltar Lane and Terlingham Lane.
- 5 This is clearly materially detrimental to –
 - 5.1 the AONB
 - 5.2 our privacy as the neighbouring property to the South and the South-east especially as the footpath comes down to within 1m of our boundary and the footpath obviously reduces the area available for screening plants.

5.3 our business as a farm and vineyard and visitor destination in that we offer tours of the farm and vineyard in a secluded, rural, farming and AONB setting

6 We further object to the installation of a palisade fence erected precisely on the south and south-eastern border (replacing the stock fence) as this will necessitate the removal of hedgerow plants, trees, understory planting and the cutting of branches of existing plants, further reducing the screening of the development. In addition such fence will prove a barrier to the movement of wild life. We suggest the fence be installed on the internal boundary of the buffer zone, but not less than 5 meters from the existing stock fence, thereby allowing greater freedom of movement of wild life.

