



Lambe Planning & Design Ltd
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1st July 2016

Mr Paul Lincoln
The Estate Surveyor
Land Management Services
DIO Building 23
Hythe Ranges, Dymchurch Road
Hythe,
Kent CT21 6QD

via email to: paul.lincoln104@MOD.UK

Dear Paul,

Shepway DC Planning Reference: Y16/O623/SH

Re:- Proposed Eco Holiday Fishing Park Development on Land adjacent to Little Densole Farm. Client:- Mr and Mrs David Westgarth, The Farmhouse, Little Densole Farm, Densole Folkestone, Kent CT18 7BJ

I refer to and thank you for your telephone call this a.m. and write in confirmation of our discussions. For brevity I will set these out in point format :-

1). As part of the planning application the scheme incorporates the planting of significant new woodland planting, landscaping and tree belts surrounding the application site. The woodland planting and additional landscaping is being created as a backdrop and setting for the proposed holiday park. This is to safeguard visual amenity and to also create a "noise screen" and buffer from adjacent land.

The Landscaping belts are illustrated on the Application drawings and referred to within the Design and Access Statement and Landscape Visual Impact Assessment and other supporting documentation.

2). We can confirm that we are not proposing any access to the adjacent MOD Land. On the Site Plan prepared by Paul Westrup Drg no: 471/01 reference is made to "Access to Woods". This is referring to access to the new woodland planting as part of this scheme and only land falling within the Application Site and within Mr and Mrs Westgarths ownership.

3). Holiday Information Packs would be provided to all holidaymakers upon arrival, an advice note would be incorporated within the Information Pack stipulating that the adjacent land is an MOD Training Ground, where Training Exercises are undertaken and this land was strictly private and the boundary must not be crossed.



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We would be pleased to consult with you / The MOD Land Management Services regarding appropriate wording / terminology which you may wish us to incorporate within the Information Pack. In addition to this a notice could also be included within the Reception and car parking area if necessary.

Many thanks for your input and advice, if you require any further information, please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Jonathan Moore Lambe

CC Mr Paul Howson Shepway DC
Mr David Westgarth



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23rd August 2016

Mr Paul Howson – Senior Planning Officer
Shepway District Council,
Civic Centre,
Castle Hill Avenue
Folkestone
Kent
CT20 2QY

via email

Dear Mr Howson,

Shepway DC Planning Reference: Y16/O623/SH

Re:- Proposed Eco Holiday Fishing Park Development on Land adjacent to Little Densole Farm. Client:- Mr and Mrs David Westgarth, The Farmhouse, Little Densole Farm, Densole Folkestone, Kent CT18 7BJ

I refer to the Kent Wildlife Trust (KWT) Consultation Response of 6th July 2016, as unfortunately there appears to be several misunderstandings regarding the scheme and their consultation response. To clarify these elements the following information is set out in point format below:-

- 1). It would appear that there may be a misunderstanding regarding the whole concept of this scheme as within the KWT response, they advise that *"There is no indication from the applicant (in the planning report for example) that opportunities for biodiversity enrichment are going to be exploited in the landscape of the site"*. However, from the information provided below it is clear that these elements are already incorporated within the scheme, and are referred to within the Design & Access Statement and the planning application supporting documentation.
- 2). As part of the planning application the scheme incorporates the planting of significant new woodland planting, landscaping buffers and tree belts surrounding the application site, together with the creation of a large lake which will give significant wildlife and biodiversity enhancements. This is referred to within the supporting documentation, plans and reports.
- 3). Within the Design and Access Statement, this specifically advises that *"the internal landscaping in indigenous species of trees and shrubs would create wildlife corridors & habitats around the site"*. This is referred to on multiple occasions throughout this document - paras 2.03, 16.01, 20.06 refer.



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When this scheme and the nature of its design, layout, landscaping and habitat creation are considered, it is apparent what the whole ethos of this Eco Holiday Park is.

4). Within the Habitat Survey which accompanied the planning application, the Report advises that *"This report discusses the potential impact of the proposed development on the ecology of the site and recommendations are made for appropriate mitigation & compensation measures"*.

In addition to this, the Habitat Survey advises that:-

"There are no predicted impacts on the Local Wildlife Sites that are located within 1km of the study site, this is due to the distance of such sites to the development and the nature of the development"

and

"there are no foreseeable adverse impacts with regard to ecology".

and

"Reinden Wood, to the eastern side of the site, will remain unaffected by the proposals."

and

The findings of the Ecological Assessment / Habitat Survey :-

"evaluates the site as having a low value, and concludes that sufficient consideration has been given to the potential presence of protected species, and confirms that there are no vulnerable or protected species at risk from these proposals".

5). The Habitat Survey gives specific advice regarding the creation of habitats and the species of Landscaping Proposed. This advice will be strictly followed within the landscaping scheme which would be Conditioned following the Grant of any Planning Permission. Discussions regarding this have been undertaken with the Landscape Officer Mr Piran Cooper.

A full and detailed Landscape and Visual Impact Assessment was undertaken by Land Vision. Consultations were undertaken with the Landscape Officer who advised that as an Authority, they were happy to Condition the Landscape Scheme.

The location of these Landscaping belts / Landscaping Buffers are illustrated on the Application drawings and are referred to within the Design and Access Statement and Landscape Visual Impact Assessment and other supporting documentation.

6). The Kent Wildlife Trust Consultation refers to Access to Reinden Wood. We are not proposing any access to Reinden Wood or any other adjacent land. The access to the woodland on the application plans is referring to the access to the woodlands which are being created as part of this scheme and not to Reinden Wood. Our letter of 1st July to the MOD and copied to Shepway Council confirms this.

The concerns raised within the Kent Wildlife Trust response regarding the proposed Eco Parks impact upon the woodland also appear somewhat unusual given that Reinden Wood is owned by the MOD and is a training site for the MOD which also involves manoeuvres and the discharging of Ordnance. Furthermore, it also has existing Public Rights of way through the woodland.

7). Reinden Wood does not form part of the Application Site and no access is proposed to it.

This planning application is for a small scale Eco Holiday Development of only 12 holiday Lodges, in a low density and heavily landscaped setting. It is extremely unlikely to have any detrimental impact upon Reinden Wood in particular when the context of the site as an MOD Training Ground is considered.

8). Landscaped Buffer Zones are illustrated on the Application Drawings, including the creation of woodland, wild meadows and the lake. The landscaping buffer zone is a minimum of 30 m in depth from the boundary of Reinden Wood and far exceeds the 15m advocated by the Natural England Standing Advice referred to within the KWT Response.

9). The Applicant has absolutely no objection to committing to any appropriate mitigation measures as the creation of an exclusive and sustainable eco holiday park is the whole fundamental basis of this scheme.

The elements and features including the Landscape and Woodland Buffers advocated by KWT are already proposed as part of the scheme, and are illustrated on the plans and within the supporting Reports and Information.

Regarding impact of external lighting, we can confirm that no Street lighting is proposed as part of this scheme. Any external lighting would be via low level bollard lights with the emphasis on back ground illumination at key areas – such as reception with the emphasis on ambient safety lighting rather than full illumination. We understand that this element would in any event be controlled by a Condition on any planning approval.

I trust the above clarifies the above misunderstandings and elements regarding the scheme and enables Mr Nicholson of Kent Wildlife Trust to reconsider his Objection to the scheme.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Jonathan Moore Lambe

CC Mr Keith Nicholson - Kent Wildlife Trust
Mr David Westgarth