

Miss Louise Daniels
Planning Department
Shepway District Council
Civic Centre
Folkestone CT20 2QY

Dear Miss Daniels,

" Fishermans Landing Beach Hythe - App. No Y17/0154/SH

We write in objection to the proposed construction of a three storey apartment block with undercroft parking at Fishermans Beach Hythe for the following reasons:

1. Planning approval for the existing development under construction requires that access to and enjoyment of the Beach and the retail fish shop housed in the listed Lifeboat Houses includes the provision of adequate car parking space at all times when the Beach and the fish shop/cafe are visited by members of the public. The Beach and the Retail Fish shop in the larger of two Lifeboat Houses are visited seven days per week.

Use and popularity of both the Beach and Griggs Fish Shop and Open Air Cafe have grown considerably with the result that existing parking space is inadequate causing overspill onto Range Road which itself is congested, local residents being unable to park outside their own properties. The resultant further loss of Beach parking spaces from 11 (eleven) to 0 (zero) is directly counter to the requirement of Policy LR7 with which this planning approval has to comply.

Failure to remedy that situation would render access to the Beach unworkable for both the Fishermen and the Anglers in contradiction of the provisions of their leases and an unacceptable anomaly for residents of Hythe and visitors to the town who enjoy the right of access to the Beach which is a registered Village Green.

Other than when the weather is bad the Beach and the Fish Shop and the Open Air Cafe is used by between fifty and one hundred people at any one time arriving in upwards of fifty cars which number increases considerably during the summer months by visiting landscape artists, rod and line fishermen, painters and open air classes of children from Hythe Bay Primary School in Cinque Ports Avenue.

The total number of visitors during weekdays from spring to autumn is of the order 250 increasing significantly at weekends especially when events such as boot fairs take place on Hythe Green.

2. Access to their huts and berths by Fishermen and Anglers via the road running along the back of their huts and shown on the plans accompanying the various leases as separating the southern curtilage of the Kentish Projects development from the northern faces of the huts would be impossible should

the additional block of flats subject of this objection be built. It would render their leases impracticable.

3. Drawing Nos. 002 and 008 submitted by Guy Hollaway show that the proposed development would result in vehicular access to the beach for launching boats and the parking areas provided in the leases of the Fishermen and the Anglers Association being blocked. That is unworkable and unacceptable.

4. Drawing No 002 shows cars parked in bays immediately facing and adjacent to the 'Undercroft' of the proposed three storey apartment block but with no means of access to those positions makes no sense.

5. The siting of the proposed apartment block would cover and seal off the Inshore Fishermens secure anchor points located in the area adjacent to the larger of the two Lifeboat Houses. Access to that secure anchorage is essential in severe storm conditions to make safe their boats.

6. A condition required by the Environment Agency is that in addition to other parts of the site the area where the proposed block would be built should be permeable to assist in the dispersion of flood water from overtopping of the Beach at high tide when storm conditions are accompanied by an onshore wind.

The Environment Agency considers that permeability of the car parking area is essential to mitigate flood risk of the surrounding area including Range Road.

NB The Beach at that height is composed of large, well worn shingle through which the sea water flows relatively easily in hydraulic continuity with the fluctuations of the tides. The occasion of a spring tide, which occurs twice each lunar month and a storm force onshore wind would almost certainly result in flooding of the proposed 'Undercroft' parking area.

7. The siting of the proposed development conflicts with regulations covering listed buildings, it being too close to the two Grade 2 Lifeboat houses which have already been subjected to crowding by the block of apartments constructed on the site of 'Shingle Bay' immediately adjacent to their eastern side at the southern end of St Leonard's Road and demolished within the last two years.

8. The issues cited above combined with the proposed huge increases in rent for both Inshore Fishermen and Anglers would result in their departure and signal the end of 1000 years of fishing at Fishermans Landing Beach to the detriment of the character of Hythe and the loss of tourist income.

9. A letter of comfort provided to the Fishermen by Shepway District Council in 2010 when the Council was planning to redevelop the Beach states:

" As you will know from the publicity surrounding the scheme and from my statements made at public meetings, the Council is committed to retaining the traditional fishing industries on the beach.

I trust this letter gives you the comfort you require and thanks once more for your continued co-operation and support."

The letter is signed by Jeremy Chambers, Head of Corporate Services and Monitoring Officer, Shepway District Council.

The essential thrust of all the points of objection raised above renders the Council's stated commitment to retain traditional fishing industries on Fishermans Beach a fiction.

Yours sincerely,

David Plumstead
Fishermans Beach Association
Shepway Environment and Community Network