

Wilkins, Danielle

From: Barrett-Smith, Maria on behalf of Planning Policy
Sent: 09 October 2017 11:26
To: Planning
Subject: FW: Ref Application No. Y17/1042/H Princes Parade
Attachments: Final Draft PP.pdf

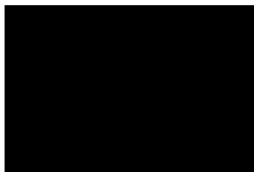
From: Mike Temple [REDACTED]
Sent: 09 October 2017 11:18
To: Planning Policy
Subject: Ref Application No. Y17/1042/H Princes Parade

Good Morning

I have given much thought to your planning application for Princes Parade and due to the restrictions on the portal, I have to submit my comments by email
I have attached the pdf and would appreciate an acknowledgement of receipt

Regards

Mike Temple



Statement of opposition

I am in opposition to this application and object to the development on Princes Parade, ref Y17/1042/SH

I am a local resident who moved here in Oct 2014 but have visited Hythe and the local area for 20+ years with family. Weekends here really took us back to our childhoods with open spaces, old fashioned seafront and local shops in the high street.

Such was the draw of this area, that we set out to move here and took over 5 years to find our ideal spot in Seabrook. We love it here and think we will probably never move. The lack of over-development is an attraction, having moved from Ashford where the farms and countryside are being eroded at an alarming rate.

So, we were delighted to find our lovely house with great neighbours and easy reach of the beach by foot. We love the openness of the promenade between Seabrook and Hythe and the walk there is a breath of fresh air and that is what it should remain. Fresh air, the canal, wildlife and open rough ground. This area most certainly does not need a leisure centre or new housing in such a wonderful, historically rich environment.

The proposals seem to contrary to what many of the local people want and despite this, you, the council, have spent £728,000 of our money trying to develop this land.

I am fully in opposition to this misuse of public funds and the proposed development of the Princes Parade despite all the spin that may be put forward. I want to be able to see rough ground and open spaces in this area protected against development and though you may think we need a new leisure centre in this area, I for one, do not and I think many of my neighbours think the same too. The charm of this area is its original seaside feel and the retention of this is much more beneficial to the area than the short term gains from over developing this precious area.

National and Local Planning consultation Policy

From previous SDC planning document

5.58

'Accordingly, regard must be had to ensure any development preserves or enhances the character and settings of these important Heritage Assets.'

an example - 5.75 Shepway Close - *It is identified as protected open space within the current Local Plan, but in real terms, it is neither accessible to, nor useable by, the public at present.*

This was because the area had been fenced off by the council to limit access, just as SDC have done on Princes Parade. This breaks the necessary continuity of access to allow the area to be granted 'village green' status. This area should be reopened to the public and

simply improved to allow for some amenities and walkways, similar to the coastal walk in Folkestone

Princes Parade has the most important views in the district: across to the west and the Roughs, around the Tower of St Leonards Church, around the natural bowl and up to the high ground at Shornecliffe, which should be protected for residents, visitors and future generations.

Development on Princes Parade would cause harm to the canal which is a scheduled ancient monument because the buildings in particular the proposed Leisure Centre will loom over the Canal and dominate it and now are suggested to be 4 stories high instead of the original 3.

Development on Princes Parade would destroy the tranquility of the canal, its wildlife and eco system.

The importance of Princes Parade as open space.

Development on Princes Parade will completely change the character of the seafront and the area in general.

There is an alternative site for the new leisure centre at Martello Lakes. There are many other local housing sites either in planning or under construction: 1,050 at Martello Lakes, 1,000+ at Shornecliffe, St Saviour's, Tanners Hill and the Swimming Pool site in South Rd, in addition there are the 12,000 homes planned at Otterpool. We will need all of our green open spaces, like Prince's Parade.

From previous SDC planning document

5.171

'Nonetheless, the Council is also committed to provide the homes, community facilities and local services necessary to support the needs of current and future generations of its residents.'

I do understand that councils would like to modernise their governed areas to include all modern facilities and all the high street chains but this does not represent the views of the people you work for, and supposedly represent, the electorate, and is not in keeping with this area. Please keep this in mind when putting forward future development plans for this region. This type of development is not wanted and is not supported by local residents.

Involving developers always has a profit margin in mind, shareholders have to be satisfied and at no time do they develop land for our benefit or work in local residents' interests. We may get some benefit, but that will be a side product of the development, not its core.

Affordable housing and community facilities are often added into plans submitted and can seem to smooth the planning process. It is clear that the developers hold the trump cards and can seem to change their planning application due to apparent adverse financial conditions and reduce the number of affordable housing units, thus increasing the density of more profitable units.

Being held to ransom by the developers is something to resist.

From previous SDC planning consultation statement

5.168

'The land itself has limited recreational value and is overgrown, with the ground beneath contaminated due to its former use'

The proposal also suggests that as this piece of land was previously a municipal waste tip, it somehow has no value. Perhaps the previous council who allowed this area to be used for such a purpose was neglectful and this should be considered. Classing it as a previous municipal waste dump somehow gives strength to the council's desire to redevelop. Just because the council have chosen to partition off this area with fencing and classify it as 'overgrown' does not mean they own it, can devalue it or have rights over it. The public should have just as much right to access this land and I suggest the fencing should be taken down, unless of course, this is part of the council's strategy.

If planning permission is granted on Prince's Parade then the owners of the Imperial Hotel (Ground Solutions Engineering) have previously made it clear their intention to develop the golf course and Hythe will lose all of the open frontage which is such a feature of the town. If this is the long-term plan then most people would be against it, but what is suggested is misleading. Most of those who support the leisure centre have not commented on the destruction of the Princes Parade with the building of new housing.

Developers rarely complete work to plan ie including self-build and low cost housing due to fluctuating financial conditions and councils seem to just roll over and let them do this. What about inbuilt penalty clauses for failure to build the low cost houses. Oh, just a minute, you are both the owner and the planning department, so that definitely won't be happening

From previous SDC planning consultation statement

5.173

'A detailed feasibility study has been completed, considering alternative sites for a replacement facility. This included consideration of the current site (found to be too small), Hythe Green and South Road (both unavailable), Nickolls Quarry (unlikely to be deliverable in an acceptable time line) and Princes Parade, which the report concluded was the most appropriate, available and developable site for a viable leisure facility.'

What does the statement '*unlikely to be deliverable in an acceptable time line*' actually mean? What, the developers of the site won't help to pay for it as their site is not as profitable as the Princes Parade one? Or is there another meaning to this statement.

I now understand that the timeline for Nicholls Quarry pool would have been 2020 and the Princes parade pool to start in 2019. I'm not sure what all the rush is to complete a swimming pool when there is already a facility and no actual requirement to provide a new one. What is wrong with completing a pool in NQ, without opposition or have SDC done a different 'deal' with the developers there already?

So, if that's the only reason for PP over NQ, then please, go ahead and build the pool in NQ.

Tdah! Problem solved

Such a proposal is ridiculous. Yes, Hythe and the area could probably benefit from a huge, imposing sports centre and leisure pool, but there are many other much better placed areas to build this. Adding a facility whilst taking another much more significant amenity away is counterproductive. Others have already suggested West Hythe but that seems to have been ignored. The centre of Princes Parade is a poor idea as it is just the wrong place. There is also the land available from the closure of the Pent Valley school which already has sports facilities and its location would support the Cheriton neighbourhood with a much needed boost

Factors on the ground

Contamination - Prince's Parade became contaminated when the Council used it as a tip and the remediation measures and costs need to be made clear.

Flood risk - the sea often over-tops the sea wall across the road.

Wildlife – Princes Parade is an important landing site for migrating birds and part of a vital wildlife corridor.

Effect on Scheduled ancient monuments (the Canal),

From previous SDC planning document

5.170

'Accordingly, it is well acknowledged by the Council that the important Scheduled Monument is worthy of long-term protection and capable of enhancement. As required by the National Planning Policy Framework, local authorities should set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment. Such a strategy should recognise that conservation is not a passive exercise. In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets. This could include, where appropriate, the delivery of development within their setting that will make a positive contribution to better reveal the significance of the heritage asset.'

Princes Parade currently separates Hythe & Sandgate. Allowing development on PP will amalgamate the two settlements and increase urbanisation.

When a Government Planning Inspector says of the development

"I find this one of the rare occasions when the need to preserve the open character of a site, and its relationship to both the sea and the canal, is so important that it outweighs the imperatives of PPG3"

I think it would be prudent of SDC to heed their comments and retain this area as it is for generations to come

Parking, Highway safety and traffic,

Increased traffic along Princes Parade and Seabrook Road is already unsustainable, especially given all the other new development proposed in the area.

At the time of the public meetings I was told there were few members of the public parking along the seafront according to surveys done and parking available within the parking bays would be sufficient to accommodate visitors. As many of us know, parking requirements continue to outgrow planners' ideals and as such, I feel the spaces provided will be insufficient. Households will often have 2 or 3 cars each as well as other work vehicles. Restricting access to such a wonderful seafront area would be sacrilege.

There are far more people parking along the seafront than your surveys suggest, especially on fishing days.

The relocation of the road to alongside the canal is a poorly thought out idea and ruins the setting for the canal, a wonderful historic setting. The suggestions are that it would tower some 6m above the level of the canal, completely ruining the setting

Nature conservation,

Here we have an issue. If conservation means rounding up all the animals and moving them, that's not a good idea. The ecosystem has developed over many years and finding exact habitats would be very stressful for the creatures. Also, how are you going to tell the birds that their nest sites have been moved.

I would also like to point out that Japanese knotweed is prevalent and its eradication would require excavation of the site, exactly what is to be avoided if the contents are to be left undisturbed.