



Planning Statement

Retrospective application for the continued use of existing outbuilding as a holiday let

at

Tom's Cabin, Stable Cottage, Maxted Street, Stelling Minning, Canterbury CT4 6DH

March 2024

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1. Introduction

- 1.1 This Planning Statement accompanies a full planning application submitted to Folkestone & Hythe District Council as Local Planning Authority ['LPA'] for the continued use of an existing outbuilding ['Tom's Cabin'] as a holiday let at **Stable Cottage, Maxted Street, Stelling Minnis, Canterbury** ['the Site']. The application is made on behalf of Mr & Mrs Etherington ['the Applicants'].
- 1.2 The application seeks to enable the continuation of an existing rural business that provides a modest holiday let which benefits from a beautiful and secluded rural location within the Kent countryside. The proposal is of a modest scale and makes use of an existing timber building, within the curtilage of Stable Cottage. The holiday let benefits from the natural containment of the site and optimises the use of the land, whilst ensuring the character and appearance of the landscape is not compromised.
- 1.3 The application submission comprises:
- The relevant application form and ownership certificate;
 - This Planning Statement;
 - Drawing No. 2064/02 Revision A – Elevations & Floor Plan
 - Drawing No. 01A | Location Plan
 - Drawing No. 02A | Block Plan
- 1.6 **Section 2** of this Statement provides details of the site and its context.
- 1.7 At **Section 3** we have summarised the planning history of the site.
- 1.8 **Section 4** describes the subject of this application.
- 1.9 **Section 5** provides a summary of the local and national planning policy context that is relevant to the assessment of the proposal.
- 1.10 At **Section 6** we identify and evaluate the key planning considerations that are relevant to the application proposal. The issues identified are weighed against the overarching objective of sustainable development that lies at the heart of the National Planning Policy Framework (NPPF or 'the Framework') considering the interplay of environmental, social, and economic objectives.
- 1.11 We address *other* issues arising at **Section 7**; and our conclusions are presented within **Section 8**.

2. The Application Site and its Context

- 2.1 Located approximately 1km east of Elmsted; c.2km south-west of Stelling Minnis (a 'secondary village') and approximately 0.7km west of the B2068 (Stone Street), Maxted Street comprises a small hamlet. Stable Cottage (the Applicants' home) is located to the east of Maxted Street Farmhouse and to the south side of the highway. Vehicle access is derived from Maxted Street at in the north-east corner of the site, shown in **figure1** below.

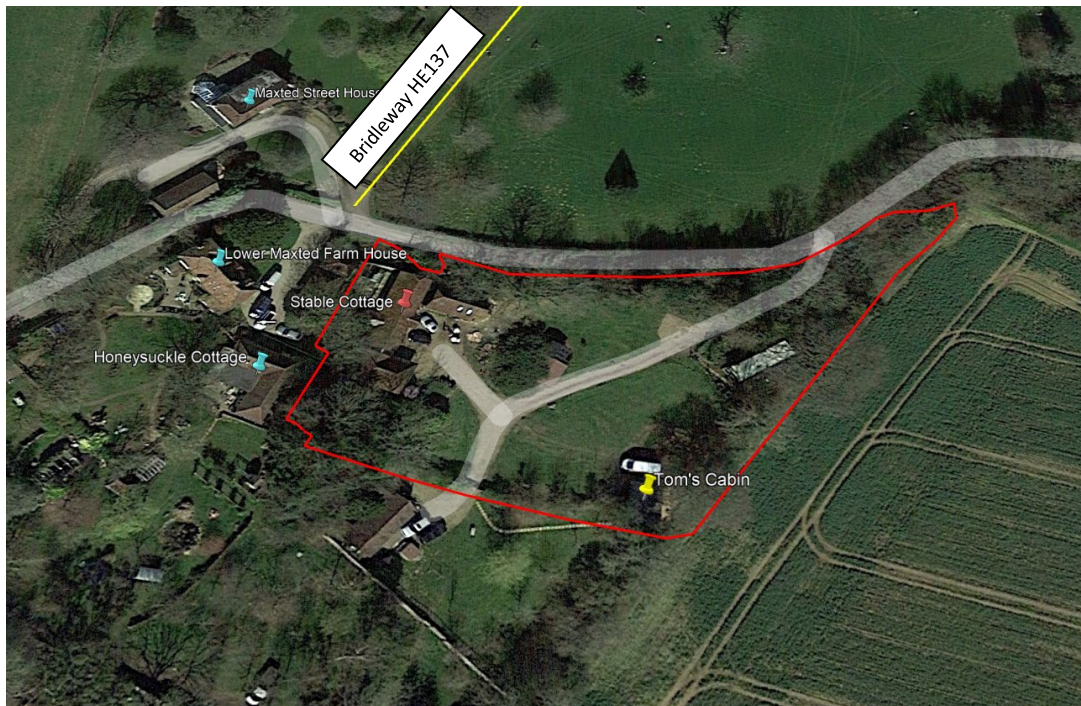


Figure 1 | Aerial View of Site - See Location Plan01A for Site Boundary | Source Google Earth March 2021

- 2.2 Stable Cottage comprises a traditional, weather-boarded dwellinghouse with a plain clay tiled roof. There are a number of modest outbuildings within its curtilage, including Tom's Cabin (the subject of this application) which is located within the south-east corner of the residential curtilage of Stable Cottage .
- 2.3 The Proposals Map of the Local Plan confirms that the Site lies within the countryside (for planning purposes) and within a Special Landscape Area [SLA], District Character Area [DCA] ,and the Kent Downs Area of Outstanding Natural Beauty [AONB].
- 2.4 Stable Cottage is not located within or near to a Conservation Area; however there are a number of Listed Buildings within the locality of the Site; the closest being Lower Maxted Street Farmhouse – a Grade II Listed Building. Historic mapping shows the farmhouse, with a number of outbuildings dating back to at least 1871.
- 2.5 The Site is located within Flood Risk Zone 1 (lowest probability of flooding) and is not within an area that is susceptible to other forms of flooding such as surface water or ground water. There are no other planning policy designations that directly apply to the application Site.

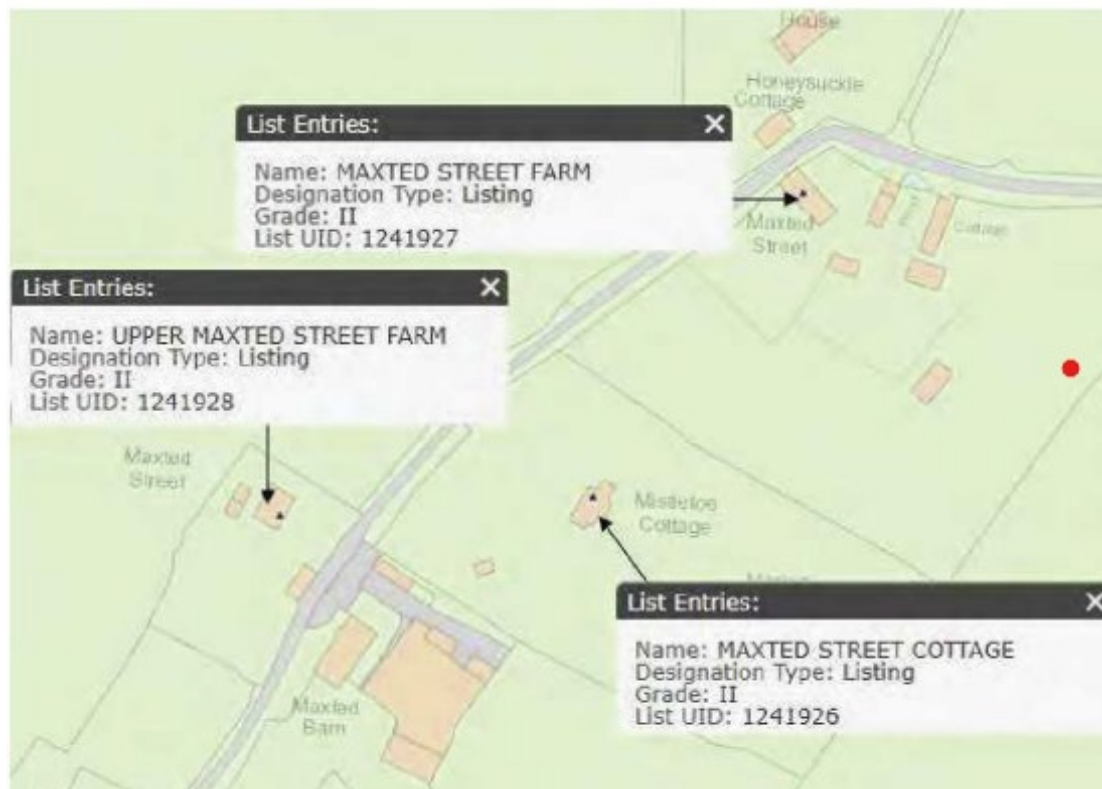


*Figure 2 | Extract from Mapping Services at historicengland.org.uk /
Approximate Location of Tom's Cabin Marked with Red Dot*

Access

- 2.6 Maxted Street is accessible by private vehicles or on foot via rural unclassified roads, either from Stone Street [B2068] from the east, or via a network of rural roads from Elmsted to the west.
- 2.7 Maxted Street is well connected to a network of Public Rights of Way [PROW] providing direct access for visitors, staying at Tom's Cabin, to Stone Street, the neighbouring hamlets, and villages, and to the surrounding countryside.
- 2.8 Stone Street is served by public transport with the nearest bus stop to the Site being at the Six Mile Garage, approximately 1km to the south-east of Maxted Street – with services operating between Folkestone and Canterbury. Stone Street can be accessed from the Site using Bridleway HE137 [starting from Maxsted Street, directly opposite Stable Cottage, see **figure 1**], which links up with Footpath HE146 – KCC map extract provided at **Appendix 1**.

3. Planning History and Background

- 3.1 Planning permission was granted under **88/0944/SH** for the conversion of a cattle store into 2 holiday lets. The permission was subject to conditions, including the limitation of occupancy to particular times of the year.
- 3.2 Planning permission was granted under **Y10/0269** for the erection of a double garage.
- 3.3 Planning permission was refused under **Y15/0020/SH** in March 2015 for the continued use of the existing property as a self-contained dwelling.
- 3.4 Planning permission granted under **Y05/0259/SH** for variation of condition 2 (attached to 88/0944) to allow the occupation of one building, comprising 2no. holiday lets, as permanent residential accommodation ancillary to the main dwelling. This was granted with conditions and was the subject of a Section 106 Agreement.
- 3.5 The Section 106 was completed on 11th November 2005 and obligated the owners of the building:
- ‘Not to occupy or permit the occupation of the development or any part thereof other than for the purposes incidental to the enjoyment of the existing dwellinghouse as a single family dwellinghouse and in particular not to permit any person to occupy the development who is not a member of the household living at the existing dwellinghouse’.*
- 3.6 Planning permission was granted in January 2006 under **Y05/1236/SH** for the refurbishment of a small barn for ancillary domestic use in conjunction with the annex [granted under Y05/0259/SH]. This barn, located immediately to the south of the annexe building, was also the subject of a Section 106 Agreement [dated 27th January 2006]. The obligation repeated that set out above in respect of Y05/0259/SH.
- 3.7 Planning permission was refused in December 2018 under **Y18/0674/FH** for a Certificate of Lawful Development – Existing Use, seeking the use of Stable Cottage as a separate residential dwelling (Use Class C3).
- 3.8 In October 2019 planning permissions were refused under **Y19/0281/FH** and **Y19/0692/FH** for the use of Stable Cottage as a permanent residential dwelling, including some minor building works. A subsequent appeal was however allowed – resulting in Stable Cottage becoming a lawful residential dwelling with associated curtilage. A copy of the appeal decision¹ is attached at **Appendix 2**.
- 3.9 The appeal decision revoked the aforementioned Section 106 Agreements that had previously related to the two buildings that became Stable Cottage.

¹ W/4000395 and W/4000396, dated 5th March 2020

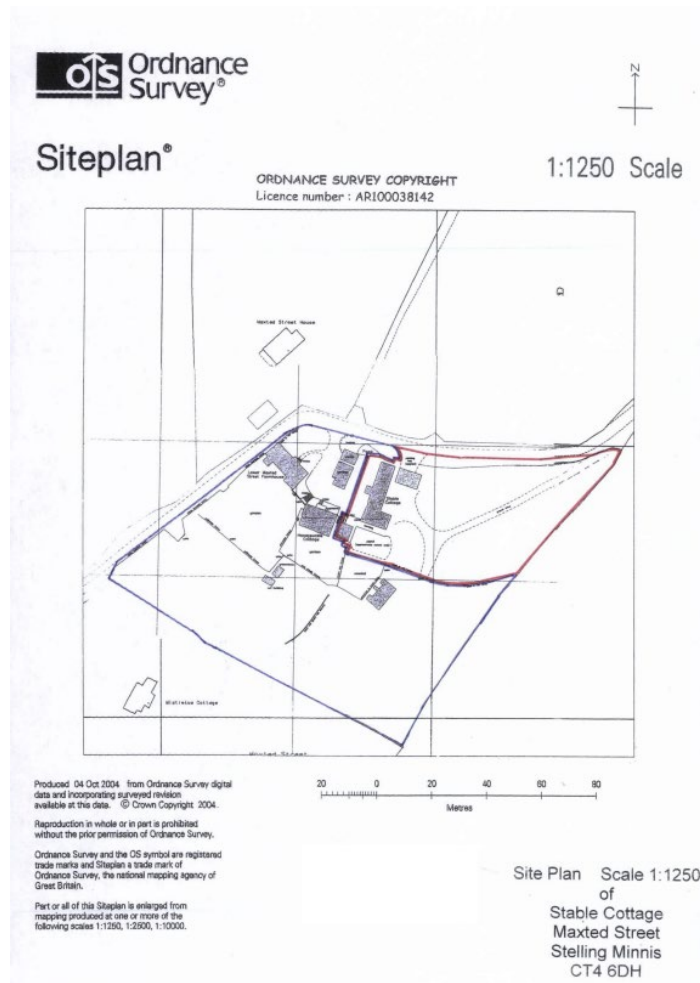


Figure 3 | Site Location Plan Y19/0281

4. The Proposal

- 4.1 Retrospective planning permission is being sought for the continued use of an existing single storey timber outbuilding as a self-contained holiday let. The building is referred to as 'Tom's Cabin'.
- 4.2 The cabin provides accommodation for a maximum of two guests at any one time and comprises an open plan sitting room and kitchen; together with a double bedroom with ensuite shower room. The building measures approximately 6m wide and 4.2m in depth, with a maximum height of c.3.1m. Please refer to drawing number **2064/02 Revision A** for details.
- 4.3 Guests have the use of a partially covered outside veranda and use of the existing garden area. On-site parking (for one vehicle) is available within the site close to the cabin. Vehicle access to the Site utilises the existing vehicle access from Maxted Street.



Figure 4 | Floor Plans & Elevations of Tom's Cabin

- 4.4 On arrival, guests are provided with a Visitor Information Pack giving details of the lettings terms and conditions, together with information on a wide range of visitor attractions, local walks, and amenities. A copy of the Visitor Information Pack is attached at **Appendix 3**.



Figure 5 | Tom's Cabin – view from within garden of Stable Cottage

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended) require that for the purposes of determining planning applications, the determination must be made in accordance with the adopted Plan unless other material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2021) and National Planning Policy Guidance (NPPG) are also material to the assessment of development proposals.

The Adopted Development Plan for Folkestone & Hythe

- 5.2 In this instance, the Development Plan comprises:

- Places and Policies Local Plan 2020
- Core Strategy Review 2022

- 5.3 Relevant policies of the Development Plan have been identified as follows:

Places and Policies Local Plan, 2020

- 5.4 **Policy E3** gives support to new tourist accommodation in the countryside where; there are no available sites within or on the edge of settlements and an open countryside location is needed; there are no suitable vacant buildings in the locality which could be converted; the development is viable and will have a significant economic and other benefits to the locality to outweigh any harm, and; where located within the AONB, it does not constitute major development.

- 5.5 **Policy T2** requires development to be served with sufficient parking that is well integrated so as not to dominate the street.

- 5.6 **Policy NE2** seeks to ensure that all new development conserves and enhances the natural environment, including all sites of biodiversity or geodiversity value (with or without statutory protection). Development will be supported where it enhances, retains, and protects existing sites and features of nature conservation interest and incorporates features that enhance biodiversity as part of sustainable development, including the creation of new pollinator habitat suitable to the scale of development.

- 5.7 The objective of **Policy NE3** is to protect the District's landscapes and countryside. The impact of development on the Kent Downs AONB will therefore be carefully considered. Development will be supported where the natural beauty and locally distinctive features of the AONB and its setting are conserved and enhanced; proposals respond to and reinforce, rather than detract from the distinctive character and special qualities (including tranquillity) of the AONB; the development is appropriate to the economic, social and environmental well being of the area or is desirable for the understanding and enjoyment of the area and where the development meets the policy aims of the Kent Downs AONB Management Plan. Within Special Landscape Areas [SLA] Policy NE3 supports proposals that protect or enhance the natural beauty of the SLA.

- 5.8 **Policy HW3** seeks to increase, create, and safeguard opportunities for healthy, fulfilling, and active lifestyles. The Local Plan recognises that 'physical activity has been shown to increase personal wellbeing while decreasing the chances of people developing diabetes, heart disease and other preventable conditions' (paragraph 16.19).

The Folkestone & Hythe District Core Strategy Review, 2022

- 5.9 The vision of the Core Strategy review includes the future of the North Downs area. It states that the ‘*whole Downs landscape will be managed sensitively to form an attractive base for visitors, home grown businesses and tourists*’ (**paragraph 3.27**).
- 5.10 For sites located outside settlement boundaries, **Policy CSD3** provides support for rural and tourism development where a rural location is essential. Development in these locations will be acceptable in principle for inter alia ... (g) the reuse of a redundant or disused building and the enhancement of its immediate setting; (h) building conversions that contribute to the character of their location, and; (d) ‘tourism enterprises’. Tourist, recreation, and rural economic uses will be appropriately protected and new development located using a quasi-sequential approach relative to the settlement hierarchy.
- 5.11 **Policy CSD4** relates to green infrastructure of natural networks, open spaces, and recreation. Planning decisions will have close regard to the need for conservation and enhancement of landscape and scenic beauty in the Kent Downs AONB which will be given the highest status of protection in relation to these issues.
- 5.12 To promote sustainable water resource management, **Policy CSD5** seeks to maintain or improve the quality and quantity of surface and ground water bodies. This will be achieved by protecting and enhancing natural water reserves through sustainable design, construction, management, and promoting long term resilience to climate change. Development which would have an impact on water quality in the Stodmarsh European-designated sites through increased nutrient levels from wastewater discharges will be required to provide evidence of nutrient impacts through a nutrient budget approach.

National Planning Policy Framework (NPPF, December 2023)

- 5.13 The National Planning Policy Framework which is informed by the National Planning Practice Guidance (‘the NPPG’) is a material consideration of significant weight when determining applications. Those sections that are relevant to the consideration of this application are summarised here and/or referenced within the planning evaluation within **sections 6 & 7** of this statement.
- 5.14 **Paragraph 2** (re-stated at **Paragraph 47**) states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 5.15 **Paragraph 224** of the NPPF advises that the provisions of the Framework will remain a material consideration and should be taken into account in dealing with applications from the day of its publication. Notwithstanding this, the NPPF recognises that LPAs may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed, **Paragraph 12**.
- 5.16 **Paragraph 8** emphasises that achieving sustainable development means that the planning system has three overarching objectives which remain inter-dependant and need to be pursued in mutually supportive ways to secure net gains across each of different objectives.
- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity.

- A social objective – to support strong, vibrant and healthy communities ... by fostering a well-designed safe built environment ... that reflect current and future needs and support communities' health, social and cultural well-being.
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment including making effective use of land, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.17 **Paragraph 9** clarifies that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. The NPPF recognises that the purpose of the planning system is to contribute to the achievement of sustainable development. To ensure delivery of this and for sustainable development to be pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development [**Paragraph 10**]. The mechanism of applying the presumption in favour of sustainable development (or 'the tilted balance') is set out within **Paragraph 11**.

5.18 **Paragraph 11** advises that plans and decisions should apply a *presumption in favour of sustainable development*. For decision taking this means c) approving development proposals that accord with an up-to-date development plan without delay; or d) "Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. *The application of policies in this Framework that protect areas or assets of particular importance², provides a clear reason for refusing the development proposed; or*
- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.19 Notwithstanding the above, **Paragraph 12** confirms that a presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

5.20 **Paragraph 31** states that 'the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals'. Through the examination process, draft policies should be positively prepared, justified, effective and consistent with national policy (**Paragraph 35**).

5.21 **Section 4** provides the Government's policy advice with regard to 'decision-making'. Local Planning Authorities are advised to approach decision-making in a positive and creative way and decision makers, at every level, should seek to approve applications for sustainable development where possible.

² Footnote 7 to NPPF paragraph 11 identifies protected areas of assets of particular importance as inter alia, habitat sites, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Heritage Coast, and areas at risk of flooding or coastal change.

- 5.22 **Paragraph 47** re-emphasises that planning law requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. **Paragraph 48** indicates that LPAs may give weight to relevant policies of emerging plans according to the stage of preparation (the more advanced the preparation, the greater weight may be given); the extent of any unresolved objections to relevant policies, and; the degree of consistency of the relevant policies in the emerging plan to the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.23 **Section 6** sets out the Government's policy advice in relation to the contribution that planning makes to building a strong, competitive economy – wherein **Paragraph 85** states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Under the objective of 'Supporting a prosperous rural economy' the NPPF encourages policies and decisions to enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; ... c) sustainable rural tourism and leisure developments which respect the character of the countryside – **Paragraph 88** (our emphasis added).
- 5.24 The NPPF aims to contribute to the achievement of healthy, inclusive communities which (inter alia) enable and support healthy lifestyles, especially where this would ... encourage walking and cycling – **Paragraph 96**.
- 5.25 **Paragraph 109** advises that the planning system should actively manage patterns of growth in support of the Framework's transportation objectives. Paragraph 109 goes on to advise that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and this should be taken into account in both plan making and decision taking.
- 5.26 In assessing development proposals **Paragraph 114** indicates developments should take appropriate opportunities to promote sustainable transport modes and **Paragraph 115** clarifies that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.27 Section 12 sets the objective of achieving well-designed and beautiful places. **Paragraph 131** states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF encourages planning decisions to *inter alia*; ensure developments function well and add to the overall quality of the area; are visually attractive with effective landscaping; are sympathetic to local character and landscape setting; optimise the potential of a site to accommodate and sustain an appropriate amount and mix of development, supporting local facilities and transport networks, and; create places that are safe, inclusive and accessible, and which promote health and well-being with a high standard of amenity for existing and future users – **Paragraph 135**.
- 5.28 **Section 15** concerns the conservation and enhancement of the natural environment. The NPPF provides that 'great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty', **Paragraph 181**. The NPPF does not prohibit development within the AONB but clarifies that the 'scale and extent of development within the designated areas should be limited, sensitively located, and designed to avoid or minimize adverse impacts on the designated areas, **Paragraph 182**.

5.29 The NPPF (**Paragraph 185**) seeks to protect and enhance biodiversity through the designation of sites of importance and through the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and to identify opportunities for securing net gains in biodiversity. When determining planning applications LPAs should resist development proposals that result in significant harm to biodiversity unless it can be adequately mitigated or otherwise compensated.

5.30 **Paragraph 225** advises: "... due weight should be given to [relevant policies in existing plans] according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

Kent Downs AONB Management Plan (2021-2026)

5.31 The AONB Management Plan sets out policies for the conservation, enhancement, and management of the AONB. The following policies have been identified:

5.32 **Policy MMP2** indicates that the Kent Downs AONB is a material consideration in plan making and decision taking.

5.33 **Policy SD2** aims to conserve and enhance the local character, qualities, distinctiveness, and natural resources of the Kent Downs AONB through appropriate design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure. Similarly, **Policy LLC1** seeks to support and pursue the protection, conservation and enhancement of special characteristics and qualities, natural beauty, and landscape character of the Kent Downs AONB.

5.34 The objective of **Policy SD3** is to ensure that development and changes to land use and land management cumulatively conserve and enhance the character and qualities of the Kent Downs AONB rather than detract from it.

5.35 **Policy SD7** states that new projects, proposals, and programmes shall conserve and enhance tranquillity and *where possible* dark night skies.

5.36 It is highly relevant to note that the Kent AONB Management Plan recognises the value of sustainable visitor facilities within the AONB. **Policy VC6** states that the development of sustainable visitor and tourism facilities will be pursued where they enhance people's enjoyment and understanding of the AONB without detracting from its special characteristics and qualities.

Folkestone & Hythe District Green & Blue Infrastructure Strategy (Final, July 2023)

5.37 The Strategy is described as a summary document (of the main report) and has been created by the Council for consultation on the identified priorities and opportunities. It summarises the district's strategic network of green and blue infrastructure and provides an assessment of the needs and opportunities, strategic priorities and future actions. The strategy provides evidence to support spatial planning in the district. Five evidence areas are described and assessed - biodiversity, trees, and woodlands; access, recreation, and active travel; health and wellbeing; blue infrastructure and the coast and landscape character and heritage. Each component part of green infrastructure has the potential to deliver wider benefits, including recreation, biodiversity, health, climate change mitigation and adaptation and water quality. ('Introduction').

5.38 The Strategy identifies the following objectives:

To ‘use the district’s outstanding landscape, heritage, and biodiversity to promote tourism in a sustainable way, whilst avoiding damage and negative impacts on the environment, landscape, and biodiversity sites’ [objective AR3.1].

To ‘ensure that promotional materials and tourism promotion includes information for visitors on how to minimise the impact of their visit’ [objective AR3.2].

To ‘protect and enhance the landscape and views in the Kent Downs AONB and its setting, support the co-ordinated management of the landscape and habitats, promote wildlife value, enable and manage access for recreation, with reference to the Kent Downs AONB management plan and landscape character assessment’ [objective LH 1.2]

‘In many areas public rights of way are the main areas for recreation. Invest in these and promote them for tourism, recreation, and health benefits. Improve accessibility of public rights of way to support health and wellbeing’ [objective ND 5].

6. Planning Evaluation

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended) require that for the purposes of determining planning applications, the determination must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The NPPF, as a material consideration, reiterates this requirement.

6.2 With reference to the applicable designations identified within **Section 2**, the planning history identified at **Section 4** and the policy context summarised in **Section 5**, it is considered that the principal issues relevant in the assessment of this application are:

- The principle of development | Use and location
- The effect on landscape character | Including the North Downs AONB

The Principle of Development

6.3 For planning purposes, the Site is located within the countryside of the North Downs AONB, outside of policy defined settlement confines. However, located within a historic hamlet, it is not regarded as *locationally* isolated. The application relates to the conversion of an existing building to a holiday let accommodating up to two guests.

6.4 Development Plan policies CSD3 and E3, of the Core Strategy [CS] and Local Plan [LP] respectively, relate to rural development and tourism. Policy E3 gives support to new tourist accommodation in the countryside where; there are no available sites within or on the edge of settlements and an open countryside location is needed; there are no suitable vacant buildings in the locality which could be converted; the development is viable and will have a significant economic and other benefit to the locality to outweigh any harm, and; where located within the AONB, it does not constitute major development. Similarly, for sites located outside settlement boundaries, Policy CSD3 provides support for rural and tourism development where such a location is essential. Development in these locations will be acceptable in principle for inter alia ... (g) the reuse of a redundant or disused building and the enhancement of its immediate setting; (h) building conversions that contribute to the character of their location, and; (d) 'tourism enterprises'. Tourist, recreation, and rural economic uses will be appropriately protected and new development located using a quasi-sequential approach relative to the settlement hierarchy.

6.5 The CS recognises that the North Downs area, including the 'dispersed community of Stelling Minnis', is a desirable destination for visitors to explore describing the area as follows: *'the hills, valleys and woodlands will be an increased attraction, and along with strategic transport links, holding wide appeal to new residents, employers, and visitors. ... the whole Downs landscape will be managed sensitively to form an attractive base for visitors, home-grown businesses, and tourists'*, CS paragraph 3.27. The CS identifies that *'the larger settlements within this area play an important role to rural residents in providing commercial services and some public facilities. Around these villages lie several small hamlets that are relatively inaccessible but are integral to the appeal of the Downs area and community life'*.

6.6 The CS describes that villages at the heart of the AONB such as *'Lydinge and Elham will remain highly attractive places to live and visit, with a wide range of local facilities serving the surrounding countryside. Lydinge will be recognised for its very good range of shops and public services, where sensitive small-scale developments have improved access to rural housing. Elham will be a key centre for the expanded visitor*

economy in the Kent Downs AONB. Villages such as Stelling Minnis, and hamlets in the Elham Valley and the countryside surrounding Stone Street, will continue to be 'quiet gems' of the Kentish countryside, with local schools and other essential services maintained, benefiting from the economic possibilities of electronic communications, while nestled in a landscape overseen with pride and care', CS paragraph 3.31.

- 6.7 In recognising the district's high-quality natural environment the CS suggests that this attribute can help to support *'... existing tourist accommodation and opportunities for new small-scale high-quality accommodation and marketing of local food, drink, crafts, and natural produce. The North Downs offers particular opportunities for investment in existing tourist facilities'* (our emphasis added, paragraph 5.30).
- 6.8 The pre-ambble to LP Policy E3 states *'this policy provides a district-wide approach to economic and social regeneration, complementing spatial strategy policies through addressing needs of small settlements, businesses, and the countryside. In line with national policy a positive framework needs to be provided for more scattered functions and places, small business, and rural needs, capitalising on sense of place and heritage. This must accord with countryside protection and sympathetic design and landscaping', LP paragraph 5.19. In particular, the LP recognises the importance of overnight visitor stays to the local economy, *'Many of the district's enterprises, especially smaller ones, are found in its villages and countryside. In particular, tourism-related activities have traditionally been important along the coast. Tourism activities (visiting an area for leisure, business, or family reasons) by their nature present challenges in co-ordinating the work of different sectors and the mix of attractions and accommodation across a wide area. Overnight stays by visitors to the district need to increase to maximise value to the local economy', paragraph 5.24, our emphasis added.**
- 6.9 The above gives recognition to the District's natural landscape beauty and the opportunities this presents for expanding the visitor economy through sustainable tourism – and in particular the desire to optimise overnight visitor stays. This is reflected more recently in the objectives identified through the Council's Blue and Green Infrastructure Strategy (extracts are provided at paragraph 5.39 above), one of which is to *'use the district's outstanding landscape, heritage, and biodiversity to promote tourism in a sustainable way, whilst avoiding damage and negative impacts on the environment, landscape, and biodiversity sites'.*
- 6.10 Whilst there is clear overarching 'in principle' support from the Development Plan for rural tourist accommodation, it is asserted that the locational criteria of the policy, which relates to settlement hierarchy, is out of step with the more pervasive and flexible policy approach to rural economic development that is set out within the NPPF. In this regard, the Framework recognises the positive contribution that planning can make to building a strong, competitive economy – wherein paragraph 88 directs that planning decisions should help create the conditions in which businesses can invest, expand, and adapt. In particular, under the objective of 'supporting a prosperous rural economy' the NPPF encourages policies and decisions to enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed beautiful new buildings; ... c) sustainable rural tourism and leisure developments which respect the character of the countryside (our emphasis added).
- 6.11 NPPF paragraph 89 clarifies that *'planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable'.*

- 6.12 In this sense, it is submitted that Policies E3 and CSD3 are inconsistent with the provisions of the NPPF which positively encourages proposals that sustainably support the rural economy, provided there is no material harm to landscape character and quality, and recognises that such ventures will not always be located within, adjacent or near to defined settlements.
- 6.13 Notwithstanding the above, the proposed holiday-let use is one that utilises an existing building, it is not isolated, it is located on previously developed land³, it is owned and managed by the on-site residents of Stable Cottage, sustainable travel and local attractions are actively promoted through the Visitor Information Pack (copy attached at **Appendix 3**), and the site benefits from a discrete location within the site and wider landscape/AONB – the *raison d'être* of the holiday let's attraction to visitors. This latter aspect is evidenced through the Development Plan and from the number of other 'holiday lets' within the locality of the site
- 6.14 Consistent with the NPPF, it has been accepted that accommodation for rural tourism is often located where there is an inherent reliance on use of the private car. It is often this 'off-grid' remoteness and rural location that is so attractive to holidaymakers. This position evidenced in an Inspector's decision on an appeal for a two-person holiday let in Lynsore Bottom, Upper Hardres⁴. A copy of the Inspector's decision is provided at **Appendix 4** of this statement. In that instance the appeal site occupied a rural location 'accessed via narrow roads' and 'detached from any nearby settlements' with 'few facilities and services nearby'. The Inspector reasoned that '*I have had regard to the nature of the use as holiday accommodation ... (which) is frequently located in remote areas and relies to a significant extent on the use of the private car. However, it is often this remoteness and rural location that holidaymakers are seeking ... The reliance on the use of a car would be reasonably limited as a result of the single unit of accommodation proposed which would be occupied by a limited number of visitors at one time.*' (Inspector's decision, paragraph 10).
- 6.15 It is relevant to note the NPPF recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and that this should be taken into account in both plan-making and decision-making (paragraph 109). In the case of the Tom's Cabin, wherein a modest cabin with a predetermined maximum occupancy of two, trip generation to/from the site is limited.
- 6.16 Tom's Cabin is conveniently located relative to a range of holiday/tourist amenities, many of which are signposted within the Visitor Information Pack (copy at **Appendix 3**) – and include:
- Numerous historic rural settlements, hamlets, and villages in the surrounding area for visitors to explore, including the dispersed community of Stelling Minnis c.2.2km to the north-east, Lymbridge Green c.1.5km to the south-west and Lyminge c.4km to the south-east.
 - A network of PROW, providing opportunity to explore the local area on foot - see KCC Map attached at **Appendix 1**.
 - A wide range of country pubs and restaurants -the closest being The George Inn on Stone Street (0.6km to the east) directly accessible from the Site along PROW HE13 and HE146. Others include The Tiger Inn on Scotts Lane (3.5km to the south), The Five Bells on The Street in Brabourne (3.5km to the south-west), and The Rose & Crown and The Kings Arms at Elham (c.4.5km to the south-east).
 - Local village convenience stores in Stelling Minnis, Lyminge and Elham – together with the ancillary shop at Six Mile Garage. Larger retail outlets are available within the surrounding higher order settlements.

³ Dartford Borough Council v Secretary of State for Communities and Local Government [2017] EWCA Civ 141

⁴ APP/J2210/W/18/3216587

- A wide range of local visitor attractions and experiences including equestrian centres, woodland walks, nature reserves, and places of historic interest.

- 6.17 With reference to the aforementioned Lynsore Bottom appeal decision, the Inspector noted the benefits to the rural economy that increased visitor spending facilitated by small scale tourist accommodation can achieve. He notes that, as in that case, *‘there are public houses in proximity to the appeal site, which are also in remote locations, and the use of the building as holiday accommodation would be likely to generate additional visitors to these rural businesses thus contributing to their viability to an extent. I agree that this level of economic contribution, and the level of jobs created by the proposal would be limited from one property but would nevertheless make a small contribution to the rural economy in the area’*, (Inspector’s decision, paragraph 11).
- 6.18 As identified above, Tom’s Cabin benefits from a wide range of local amenities and services that can be supported by increased visitor spending from guests staying at the site. Through the distribution of visitor information packs, the applicants actively promote these amenities and attractions to guests; encouraging visitors to explore and enjoy all that the area has to offer as a destination. In addition to providing an economic revenue to the applicant, the use of the Site therefore contributes positively to the local rural economy through increased visitor spend and increased footfall to other businesses in the surrounding area.
- 6.19 Increased visitor spend will help to sustain the vitality and viability of other rural businesses, amenities, and services which the Development Plan and NPPF actively seek to retain in order to sustain the resident rural population. The CS states that in applying Policy CSD3 the council will have regard to the NPPF which states that planning should enable “the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship” (NPPF paragraph 88d).
- 6.20 Located within the heart of the AONB, the exploration potential of the area gives an opportunity to enhance people’s enjoyment and understanding of the countryside which is an objective promoted through the Kent Downs AONB Management Plan (see Policy V6). Utilising the network of country walks and trails provides visitors opportunity to enjoy the natural beauty of the area to the benefit of their health and well-being – an objective of the NPPF which seeks to encourage access to recreational opportunities for these reasons (paragraph 96).
- 6.21 Further to the above the principle of the holiday let use is supported by:
- The overarching objectives of the NPPF and Development Plan in supporting rural tourism and the wider rural economy.
 - The objectives of the NPPF and Development Plan where the use will help to sustain local amenities and other rural businesses through increased patronage and visitor spending.
 - Policies E3 and CSD3 of the Development Plan which direct such uses to re-use existing buildings in a manner that protects the character of the locality and conserves and enhances the qualities, and distinctiveness of the Kent Downs AONB;
 - Policies of the AONB Management Plan; in particular Policy V6 which recognises the role rural tourism can play in enhancing people’s enjoyment and understanding of the AONB, in a manner that does not detract from its special characteristics and qualities.
 - The District’s Green & Blue Infrastructure Strategy which supports the use the district’s outstanding landscape, heritage, and biodiversity to promote tourism in a sustainable way, whilst avoiding damage and negative impacts on the environment, landscape, and biodiversity sites.

- The recognised benefits of supporting developments which promote active and healthy lifestyles, especially where this would encourage walking and cycling (NPPF paragraph 96)

6.22 As a material consideration the NPPF requires LPAs to pursue ‘sustainable development’ in a positive way, wherein a presumption in favour of sustainable development is at the heart of national planning policy. It is relevant to this submission that policies contained within the NPPF aim to support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable development. The Framework seeks to promote land-based rural businesses and sustainable rural tourism and leisure developments which respect the character of the countryside (paragraph 88). It is clear that the above policy context provides sufficient in principle support for the continuation of this demonstrably viable, family run, rural enterprise.

Landscape Character

6.23 The policy support provided by the Development Plan and the NPPF advises of the need to consider the development proposal in terms of its size and scale, and any subsequent landscape impacts which inherently need to be considered on a case-by-case basis.

6.24 It is acknowledged that the location of the site within the AONB requires consideration and, in this regard, the NPPF provides that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty’. It is important to note that the NPPF does not prohibit development (or change of use) within the AONB but clarifies that the ‘scale and extent of development within the designated areas should be limited, sensitively located, and designed to avoid or minimize adverse impacts on the designated areas’, (Paragraph 182). It is relevant to note here that the proposal relates to an existing building and does not propose or necessitate the introduction of any new or additional buildings or structures.

6.25 The NPPF confirms that within the AONB permission for major development should be refused other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest (NPPF Paragraph 183). The very modest scale of the holiday let use proposed through this application falls vastly short of the threshold of ‘major development’ – and therefore consideration of ‘exceptional circumstances’ is not relevant to the assessment of this application.

6.26 The Kent AONB Management Plan⁵ reiterates the Countryside Commission’s purpose of the AONB designation “... primarily to conserve and enhance natural beauty”. The AONB Management Plan also recognises the need to balance this objective with the socio-economic well-being of rural areas. The management plan recognises that it is ‘well placed to take an appropriate role in supporting efforts to recover from the economic and societal impacts of the Covid-19 pandemic, including supporting the rural and visitor economy, supporting the resilience of farming and food production and the health and well-being of communities’, (AONB Management Plan, paragraph 3.4 f). This objective is reflected within Policy VC6 of the AONB Management Plan which promotes sustainable visitor and tourism facilities where they enhance people’s enjoyment and understanding of the AONB without detracting from its special characteristics and qualities. It is asserted that the use of an existing building as a holiday let use squarely meets the objectives of this policy.

6.27 The site is effectively screened from wider views by existing landscaping, vegetation, and topography. Through the utilisation of an *existing* building within the established residential curtilage of Stable

⁵ Third Revision 2021 to 2026

Cottage, it is asserted that the continuation of the holiday let use would cause no discernible impact or harm to landscape character or to the policy objectives of the Development Plan, NPPF or AONB Management Plan.

Summary

- 6.28 Based on the above evaluation of key issues arising from the proposal, it is asserted that the proposed continuation of the use meets the relevant provisions of the development plan (where consistent with the NPPF), the NPPF, and the objectives of the AONB Management Plan in seeking to encourage public access to and enjoyment of the AONB in a sustainable manner that is compatible with the special landscape character and intrinsic beauty of the area. Moreover, it is submitted that the proposal is supported by the objectives of the NPPF in the pursuit of sustainable development, particularly where this contributes positively to the rural economy and community.

7. Other Matters

Highway Impact and Parking

- 7.1 The sustainability of the site relative to its location and the application of development plan policies vis a vis the provisions of the NPPF in relation to sustainable tourism have been considered above under the 'principle of development'. Given the very modest scale of development, catering for a single party of up to two guests, it is not considered that the proposed use gives rise to a significant increase in vehicle movements to/from the Site. Guests access the site via the existing vehicle access to Stable Cottage, which gives direct and convenient access to their holiday accommodation from the local road network.
- 7.2 On-site parking is provided within the curtilage of Stable Cottage close to Tom's Cabin. It is asserted that the holiday let use would not result in a material or harmful impact on highway safety and the proposal is acceptable in this regard.

Residential Amenity

- 7.3 Tom's Cabin is discretely located within the curtilage of Stable Cottage, and well separated from existing residential properties in the locality. Dense surrounding trees and hedge lined boundaries provide further screening in this regard. The continuing use of the holiday let will not cause harm to the residential amenities of neighbouring occupants.

Nutrient Neutrality

- 7.4 We understand that the Site lies within the Little Stour & Wingham Sub-Catchment of the Stour. The area discharges to the Stour well down stream of the Stodmarsh Ramsar sites. The Site therefore sits in an area that is now agreed as not contributing to nutrient loads within the Stodmarsh Ramsar Sites – and will have no impact in this regard.

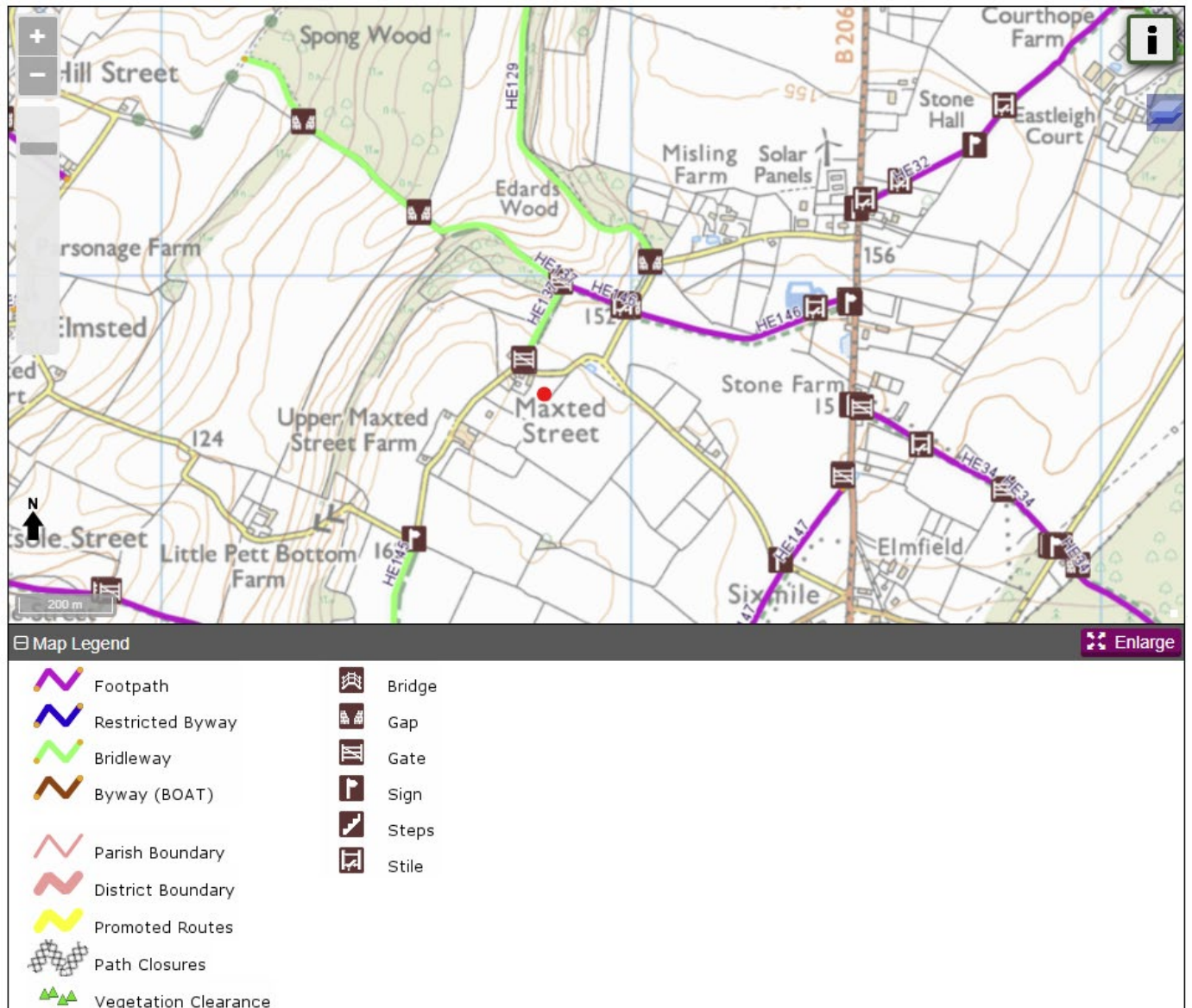
8. Conclusions

- 8.1 The application seeks to enable the continuation of a viable family-run, rural business that provides self-contained visitor accommodation for up to two guests. It is discretely located within a stunning rural location. The holiday let is a modest scale and utilises an existing building that is sensitively sited to take advantage of the natural attributes and containment of the site. This optimises the use of the land, whilst ensuring the character and appearance of the landscape is not compromised. It is submitted that the continued operation of this rural business would go on to positively contribute to the district's rural economy and tourism offer.
- 8.2 The development meets the relevant provisions of the Development Plan, the NPPF, and the objectives of the AONB Management Plan in seeking to encourage public access to and enjoyment of the AONB in a sustainable manner that is compatible with the special landscape character and intrinsic beauty of the area. Moreover, the proposal is supported by the objectives of the NPPF in the pursuit of sustainable development, particularly where this contributes positively to the rural economy and community.
- 8.3 NPPF Paragraph 8 advises that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways.
- 8.4 In this regard, and in meeting the **economic objective**, it is submitted that the development will continue to contribute positively to the rural economy through increased expenditure within the local area from guests visiting local shops, pubs, and visitor attractions; and will contribute positively to increasing 'visitor spend' in the District as a whole. The use provides revenue and employment to the Applicants who live and work on Site. The use aligns closely with the visitor and tourism objectives for the District.
- 8.5 In meeting the **social objective**, the proposal will bring people into the AONB promoting an appreciation of its intrinsic beauty in accordance with the aims of the AONB Management Plan. The close association of the site to the network of footpaths and country lanes will encourage visitors to access the great outdoors with the inherent benefit to health and well-being. The site provides a form of development that preserves the qualities of the rural setting and landscape character.
- 8.6 In meeting the **environmental objective**, the holiday let enables appreciation of the AONB in a manner that is proportionate and sympathetic ensuring that its special qualities are not compromised.
- 8.7 The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. For the reasons expressed within this statement, and in the absence of harm to the areas or assets of particular importance to this site, it is asserted that the operation of the holiday let meets the economic, social, and environmental dimensions of sustainable development.

List of Appendices

- Appendix 1 - KCC Public Rights of Way | Map Extract
- Appendix 2 - Stable Cottage Appeal Decision
- Appendix 3 - Tom's Cabin Visitor Information Pack
- Appendix 4 - Appeal decision for Lynsore Bottom, Upper Hardres

Appendix 1



Extract from KCC Public Rights of Way Mapping Service | Site Located by Red Dot

<https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx>

Appendix 2

Appeal Decisions

Site visit made on 18 February 2020

by Jonathan Price BA(Hons) DMS DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 March 2020

Appeal A: W/4000395

Stable Cottage, Maxted Street, Stelling Minnis, Kent CT4 6DH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs T Etherington against the decision of Folkestone and Hythe District Council.
 - The application Ref Y19/0281/FH, dated 7 May 2019, was refused by notice dated 17 October 2019.
 - The development proposed is the use of Stable Cottage as a separate residential dwelling including works to conjoin two buildings and the provision of two porches (Y05/1236/SH) (Retrospective).
-

Appeal B: Q/4000396

Stable Cottage, Maxted Street, Stelling Minnis, Kent CT4 6DH

- The appeal is made under Section 106B of the Town and Country Planning Act 1990 against a refusal to discharge two planning obligations.
 - The appeal is made by Mr and Mrs T Etherington against the decision of Folkestone and Hythe District Council.
 - The proposals relate to the restriction of the occupation of the property (Stable Cottage) as permanent residential accommodation ancillary to Maxted Street Farmhouse.
 - The planning obligations, dated 11 November 2005 and 27 January 2006, were made between the District Council of Shepway Council and James Rube Edwards and Christine Margaret Edwards.
 - The application Ref Y19/0692/FH, dated 8 May 2019, was refused by notice dated 17 October 2019.
 - The application sought to have the two planning obligations discharged.
-

Decisions

1. Appeal A is allowed and planning permission is granted for use as a separate residential dwelling including works to conjoin two buildings and the provision of two porches at Stable Cottage, Maxted Street, Stelling Minnis, Kent CT4 6DH in accordance with the terms of the application, Ref Y19/0281/FH, dated 7 May 2019, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 scale location plan; 1:500 scale block plan; 1:100 scale existing and proposed west, north, and south elevations; 1:50 scale existing and proposed floorplan.
2. Appeal B is allowed. The planning obligations made between the District Council of Shepway and James Rube Edwards and Christine Margaret Edwards, dated 11 November 2005 and 27 January 2006 respectively, no longer serve a useful purpose and are both discharged.

Preliminary Matters

3. As set out above, there are two appeals relating to Stable Cottage addressed in this decisions letter. One concerns the Council's refusal to allow the existing occupation as a separate residential dwelling and the works already carried out to conjoin two buildings and provide two porches. Following on from this, the other appeal is over the refusal to discharge two planning obligations which restrict the occupation of this property to permanent residential accommodation ancillary to Maxted Street Farmhouse.
4. With respect to the titles of the local plans (below), this authority has only recently changed names from Shepway to Folkestone and Hythe District Council.

Main Issues

5. In respect of Appeal A, the main issue is whether this proposal is acceptable in the context of development plan policy seeking that new development is sustainable and directed to existing rural settlements.
6. In respect of Appeal B, and following on from the Appeal A decision, the main issue is whether the obligations any longer serve a useful purpose and, if not, might both be discharged.

Reasons

7. Set within countryside and served by narrow lanes, Maxted Street is a very small rural hamlet comprising a loose arrangement of mainly older dwellings and farm buildings, including some homes that are listed. It is evident that the subject weather-boarded, pin tile-roofed building originated as farm buildings, associated with the adjacent listed Maxted Street Farmhouse. At some point these buildings were used as holiday lets and later permitted to be ancillary accommodation to the main farmhouse. The works and use for which retrospective consent is sought took place some 13 years ago.
8. The Council's current development plan comprises the policies in Shepway District Review¹ (LP) and Core Strategy² (CS) Local Plans. The National Planning Policy Framework (the Framework) is a material consideration carrying significant weight.
9. As an independent dwelling, the Appeal A proposal conflicts with CS policies DSD, SS1, SS3 and CSD3 insofar as these provide a strategy for delivering sustainable development. This is through focussing development growth in urban areas and larger settlements, where most services are located and the need for private car journeys is less, and resisting this within more rural areas unless there were an essential requirement for such a location. For the same reasons, the proposal conflicts with LP policies SD1, CO1 and HO1 which promote the broad aim of sustainable development by restricting housing in the countryside outside of defined settlement boundaries.
10. The previous uses of the building for holiday and ancillary accommodation would have engendered a degree of private car use. This proposal adds only marginally to this and I find the harm deriving from the conflict with development plan policy to be quite limited in respect of this particular issue.

¹ Shepway District Local Plan Review - adopted 16 March 2006.

² Shepway Core Strategy Local Plan 2013.

I must give some weight to paragraph 103 of the Framework which recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in decision-making.

11. Stable Cottage is situated near to a few other houses within a small hamlet. Unlike the very recently dismissed appeal³ for a similar change of use from ancillary to separate residential accommodation elsewhere in Stelling Minnis, this proposal does not involve an isolated home in the countryside. This development at Stable Cottage derives originally from the re-use of redundant farm buildings and serves to preserve and enhance its immediate setting. This is one reason that paragraph 79 of the Framework might exceptionally permit the development if it were an isolated home in the countryside. Logically, national policy offers the same or greater support for a dwelling deriving from a re-use of redundant farm buildings in a location that, rather than being isolated, is within a small hamlet.
12. Indeed, the Framework offers a more flexible approach to rural housing generally. To promote sustainable development in rural areas, paragraph 78 refers to housing being located where it will enhance or maintain the vitality of its communities and, where there are groups of smaller settlements, development in one village may support services in a village nearby.
13. The proposal is not an isolated house in the open countryside and, deriving from the satisfactory conversion of what were originally traditional farm buildings, causes no harm to the rural character of this hamlet. Whilst very small, there is a positive contribution made towards the Framework's general aim to boost housing supply. Notwithstanding a small increase in private car journeys, the material considerations taken in the round indicate to me that the Appeal A proposal is sustainable development and might therefore be allowed other than in complete accordance with the development plan.
14. In the light of the above, the two obligations in Appeal B that restrict occupation of Stable Cottage to permanent residential accommodation ancillary to Maxted Street Farmhouse, no longer serve a useful purpose. I consider therefore that both might reasonably be discharged.
15. I have considered the other appeals cited by the Council in locations beyond this District. However, treating this case on its own merits, these decisions do not alter my findings in respect of Stable Cottage.

Conclusions and condition

16. Having taken all other matters raised into account, and for the reasons given, I conclude that both Appeal A and Appeal B should succeed. In the case of the former this is subject to a condition, necessary in the interests of certainty, which establishes the plans approved.

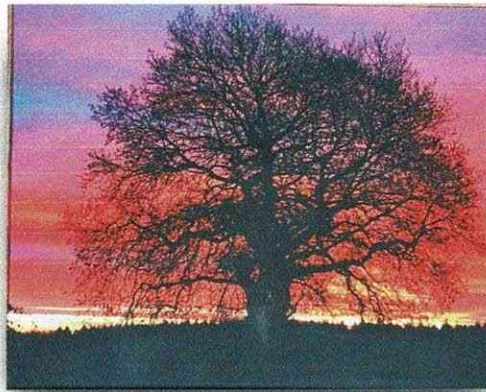
Jonathan Price

INSPECTOR

³ Appeal Ref: APP/L2250/W/19/3237421 in relation to The Cottage, Fishers Lane, Stelling Minnis, Kent CT4 6BJ.

Appendix 3

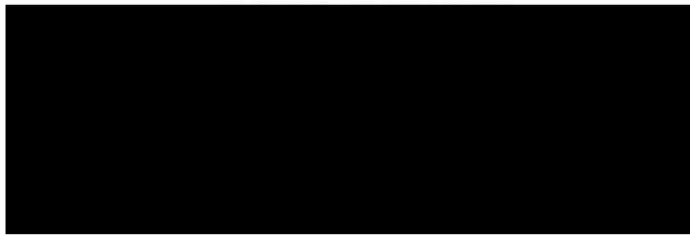
**WELCOME TO COUNTRYSIDE ESCAPES
TOMS CABIN**



WE HOPE YOU ENJOY YOUR STAY WITH US

**If you have any problems during your time here, please come and find one of the team.
We are usually on site or just a phone call away.**

OUR numbers are;



**We hope you have had a stress free journey travelling to us.
On that note, we have left you a small selection of beverages, biscuits, cake and wine.
Just a few Goodies to refresh you whilst you unpack, settle in and begin your staycation
with us.**

**Have a read through this booklet we have produced, as we hope there will be some useful
information about the property you're staying in and the location itself.**

**AS MENTIONED PREVIOUSLY DO NOT HESITATE TO CONTACT ONE OF THE TEAM IF YOU
HAVE ANY PROBLEMS.**

**HAVE A GREAT STAYCATION
FROM ALL OF US AT COUNTRYSIDE ESCAPES.**

Toms Cabin

A wonderful holiday property, secluded, with everything you could need on hand. Private seating area with fire pit and BBQ. Pet Friendly with enclosed gardens and nearby walkways. Large shared hot tub in garden grounds.

Arrive after 15:00, Depart before 10:00.

Our Rural location effects Wifi and mobile signal, therefore connection is limited (if any).



TOMS CABIN
Stable Cottage
Maxted Street
CT46DH



ADDRESS AND EMERGENCY TELEPHONE NUMBERS

The address here is **STABLE COTTAGE, MAXTED STREET, NEAR SIX MILE, KENT. CT46DH.**

For Guests unfamiliar with UK emergency numbers.

999 and 112 is the national emergency response service in the UK. 112 is the pan European equivalent to 999 and can be used in the UK.

- Calling 999 is for emergencies only.
- Police
- Ambulance
- Fire Service
- Coastguard
- Mountain Rescue (you must first ask for Police)
- Lowland rescue
- Cave rescue
- Moorland search and rescue service
- Quicksand search and rescue service in Morecambe Bay
- Mine rescue
- Bomb disposal You can call 101 to report crime that is not an emergency. For example:
 - Your car or property has been stolen
 - Your property has been damaged
 - You suspect drug use or related crime in your neighbourhood
 - Share information about crime in your area
 - Speak to the police

NHS 111 is for people who need medical help and advice when not in a life-threatening situation. Highly trained advisors, who are supported by healthcare professionals, are available on NHS 111 24 hours a day, 365 days a year. You can call 111 or go online to 111.nhs.uk.

You will need to give the following information:

- Location – accurate location such as Grid Reference, Street name and number, What 3 Words
- Incident – What has happened
- Other services required – fire & rescue, cave rescue, coastguard etc
- Number of casualties
- Extent of injuries and/or environmental conditions if relevant
- Location again – and the logistics of getting emergency services to the scene or a casualty out.

WIFI AND MOBILE PHONE SIGNALS

The affiliated holiday company you booked your staycation through, should have made you aware that we do not provide WiFi.

Due to the rural location some mobile networks do not operate well. Therefore your phones may be hit and miss.

It is the same with WiFi connectivity therefore it is not offered.

You might get some luck so here is the provider and password for our property.



OR



We have a landline at the house if nothing else works and you need to contact someone.

Other than that enjoy the peaceful surroundings and relax, as you take a break from pinging messages and social media.

Parking on site.

There should be plenty of parking places for your vehicle.

A reminder to please avoid driving on the boggy grass during wet weather as you might get stuck.

We DO NOT provide any electric car charging points on this site, nor do we expect an extension lead plugged into our property from your car to charge it. We only mention this as a previous guest did this and blew the electrics to all properties.

The nearest charging points from here are Lyminge village hall opposite China China Chinese restaurant, and Stop 24 fuel station junction 11.

Close by we have found at least 20 EV Chargers within a 10 mile radius of this location 'As the crow flies'

Electric Car Charging Points - Lyminge - Folkestone - Stanford

Intersection, Stop 24 - Hythe - Canterbury - Kent.

WE ourselves are unfamiliar with electric car charging but we have apps on our phones to help you if you get stuck.

Nearest Fuel station is Six Mile garage, which is opposite the Maxted street / Stowting common road junction, on the B2068.

The six mile fuel station has a few products and essentials, at usual fuel station prices. It is within walking distance from here about 0.5 miles.

Obviously if you're really stuck for something, please pop to us and ask, we may be able to accommodate your needs.

BBQ & FIRE PIT

At Countryside Escapes we provide BBQs and Fire Pits. We also provide you with charcoal, firelighters, fire starters and some wood to start you off.

If you run out of fuel for your fire, please ask one of the team to replenish the charcoal or wood for you. This will be at an additional cost per bag of wood, logs or charcoal.
(Please note: We do not make money on these items.)

If we have run out of any of the above you can usually find the local fuel station or local stores sell this by the bag.

RECYCLING

We provide the black and purple boxes outside the property for recycling. The colours of the boxes represent different items for recycling. This may vary from your usual

In the Purple box

Clean cans, Tins, Glass jars and bottles, Empty aerosol cans,

Clean tin foil, Plastic containers

Please note: No plastic bags, wrappers or Tetra Pak

In the Black Box

Clean paper, Cardboard, Shredded paper

Please note: No books or paper with a metallic finish

**THANK YOU KINDLY
FOR PICKING UP
AFTER YOUR DOG HAS
“DONE IT’S BUSINESS”**

**THE GREEN DOGGIE
WASTE BIN BUCKET**

**IS LOCATED BY THE GATE
LET US KNOW IF THE BIN NEEDS
EMPTYING OR IF YOU NEED ANY MORE
DOGGIE POO BAGS**

If you find any “surprises” not left by your own furry friend or if indeed you have not got a pet with you. Please inform one of the team here at Countryside Escapes and we will be happy to pick up and dispose of the offending little parcel.

It is not always our guests’ pets that like to mark their space.

Foxes, Badgers and Cats to name a few will often visit us and leave their calling card.

Guidelines regulations and recommendations for Hot Tub use.

These points are guidance and by no means are meant to cause disrespect to guests nor do we wish to spoil your use of the Hot Tub:

- **We operate a shared hot tub**, for all of our guests to enjoy and should have given you brief instructions of use. Always ask us again if you forget how to use the jets and lights. Or if you have any issues regarding the use of our hot tub.
- We like to keep the temperature of the water set around 38/39 C. We advise not to play around with the temperature controls as this occasionally sends the system into shut down mode. The temperature may drop slightly with the lid open, especially in cooler months. But the computer will compensate for this and keep the temperature around the pre set 38/39 C. For yourselves and other guests to enjoy the hot tub too, please remember to **close the lid after use**.
- Whilst using the hot tub we kindly ask you not to wear or reapply, any sun tan lotions, spray tans or skin creams. The reason being is any lotions, or even washing detergent from swimwear, can cause hot tub issues with filters and or chemical problems. Therefore please use the toilet and **shower before entering the hot tub**.
- Occasionally guests forget or disregard advice to shower prior to dipping into the tub. This may cause a significant chemical imbalance, resulting in a complete water change. This could prevent Hot Tub use for around 48hrs.
- Water change and hot tub closure can also be due to spillages and breakages. Please keep food products away from and out of the tub. We advise you to be extremely mindful of glass in and around the hot tub too. We have Plastic drinkware available.
- The Tub is usually checked twice daily. Filter changes and a mix of chemicals may be added around this time, to readdress any imbalance in the water. The chemicals will disperse naturally but be aware although all chemicals used are safety regulated, they may still cause skin reactions. This is why we advise you shower after use of the hot tub.

- Do Not use the hot tub after a heavy meal, as you may feel nauseous. Please remember that whilst under the influence of alcohol or sedatives, reduce your time in the hot tub and please keep your head above the water. Please Seek medical advice before entering the hot tub if you are pregnant, have health problems, or are immunosuppressed.
- Do Not use the hot tub if you have any open wounds.
- Do Not exceed the maximum number of bathers (one per seat).
- Having “too much” alcohol is unadvisable whilst in the hot tub. We appreciate this is an enjoyable pastime and we do not wish to spoil your staycation. Bear in mind, the more time you spend in the hot tub with the jets and bubbles going, the more relaxed you become. This in turn increases your enjoyment and ultimately the noise levels. You may think you are having a low key conversation, BUT..... For example “we” in our property can hear most of your conversations as you enjoy yourselves chatting, making yourself heard over the noise of the hot tubs jets and bubbles. It is not usually a problem and mostly amusing but remember this is a peaceful location. Please be mindful of other guests and surrounding neighbours. With this in mind, later on in the evening, especially past 21.00, we respectfully ask you to keep your noise levels to a minimum. Occasionally we might pop our heads in and remind you of this advice.
- And lastly, we love seeing all pets in and around the spa. But no matter how many kisses they give you and make pleading eyes with you. Do not allow pets in the tub.
- ENJOY THE HOT TUB.
- CHILL OUT AND RELAX.

Easiest to get to Supermarkets within 8 miles

Sainsbury's Hythe Superstore

19 Military Road
Hythe
CT21 5AS

Waitrose & Partners Hythe

Prospect Road
Hythe Kent
CT21 5NH

ALDI Hythe

Dymchurch Road
Hythe
CT21 6HJ

Tesco Superstore, Cheriton

Cheriton, High St, Folkestone CT19 4QJ

Morrison's Wincheap Canterbury

Ten Perch Road
Canterbury CT1 3TQ

Other places to eat nearby

The George Inn,

Stone Street, Stelling Minnis, Canterbury, Kent. CT4 6DF

China China

Chinese take away and eat in.

6 Station Road, Lyminge, Folkestone, Kent CT18 8HP 01303 863 288

chinachinalyminge.co.uk/menus/

Lord Whiskey Sanctuary Tea rooms,

Gate Lane, Rhodes Minnis CT4 6XY

01303 862349

The Drum Inn,

Stone St, Stanford, Ashford TN25 6DN 01303 812125.

thedruminn.com

The Granville.

Restaurant and Bar, Street End, Lower Hardres Canterbury Kent. CT4 7AL. 01227 700402

us@thegranvillecanterbury.co.uk

Lower Hardres Farm Shop,

Local produce.

Lower Hardres, Canterbury, Kent, CT4 5NU. 01227700947

[@lowerhardresfarmshop.co.uk](http://lowerhardresfarmshop.co.uk)

Evegate Small Business Park,

Retail & Artisan Village, Nr Ashford Kent. TN25 6SX

The Secret Garden,

Mersham Le Hatch, The Courtyard, Hythe Rd, Mersham, Ashford TN25 6NH

Products and services: secretgardenkent.co.uk

Phone: 01233 501586

Fish N Chips:

Torbay of Hythe

81 High Street, Hythe, CT21 5JH 01303 269531

Park Road Fish Bar

2A Park Rd, **Hythe** CT21 6DH 01303 265134

Marino's Fish Bar

159 Wincheap, **Canterbury** CT1 3SE 01227 760376

Papas The Deep Blue

33 Wincheap, **Canterbury** CT1 3RX 01227 761013

Rose and Crown Takeaways

Thursday Fish and Chips 6-8pm

Cod, Haddock or Scampi (served with either peas, mushy peas or salad)	£9
2 Battered Sausages with Chips	£4
Portion of Chips	£2

Saturday Burger and Curry's 6-8pm

Burgers

(all burgers come with chips, salad and onion rings)

8oz Angus Burger	£9.50
1/4lb Burger	£7
1/4lb Vegetable Burger	£7
1/4lb Chicken Burger	£7

(all burgers can have cheese and bacon added for an additional 50p)

Curry's

(all served with rice and poppadom)

Chicken Balti	£10
Chicken Tikka Masala	£10
Vegetable Balti	£10
Beef Madras	£10

Sunday Roast Dinners 12-2pm

(These must be ordered before 5pm on Saturday evening)

Turkey, Pork, Beef or Lamb (all served with Yorkshire pudding and all the trimmings)	£10
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Ring 01227 709265 to place your orders, to avoid disappointment please order in advance

WALKS, AND HIKING NEARBY.

Please Note If you find any litter on your countryside trails, you are welcome to bring it back with you to us at Countryside Escapes. We will be happy to either dispose of properly and/or recycle. Always remember to stick the countryside code. We have a government code document for you to look at before your trek.

Remember to keep your dogs on a lead, and pick up any dog litter. We are happy to dispose of this too back at Countryside Escapes.

There are many beautiful walks in this area, some more challenging than others.

You will find cycle paths and Bridal ways close to us too.

Barton Field Farm Equestrian Centre,

Wingham Road
Littlebourne
Canterbury, Kent
United Kingdom
CT3 1UP

Phone/text/whatsapp: 07770331557

Email: info@bffec.co.uk

[Find us on Facebook](#)

[Find us on Instagram](#)

Equestrian: The Alkham Valley Community Project, Minnismoor Stables

Mount Ararat, Abbey Road, Hougham, Dover, Kent,

CT15 7DJ Call 01304 825 292 – please note this line is not manned 24/7, it's preferred to use Text 07973 222 644

West Wood, Lyminge, Canterbury CT4 6DP. You can find these woodlands just at the end of the road across the B2068. West Wood (Free Car Park) Forestry Commission is among the most highly appraised places of South East across the 'Entertainment centres' section of Nicelocal. You'll find plenty of parking and the areas of woodland are Dog friendly.

Spong Wood, is a 18-hectare nature reserve west of Stelling Minnis in Kent. It is managed by Kent Wildlife Trust. Common trees in this coppiced wood include sweet chestnut, oak, hornbeam and hazel. Orchids can be found on the high slopes. There is access by footpaths to its western corner, Elmstead, Ashford TN25 5JU.

Woodlands Wood, Canterbury, CT4 6HP.

Pitt Wood, Canterbury, CT3 3LD.

If you like to Bird watch and Spot wildlife

This area of the Kent Downs is known for its outstanding natural beauty. And is also part of the outskirts of Spong Wood nature reserve.

Therefore you may spot many wildlife creatures roaming around, during your stay with us.

Most of our guests enjoy listening to the birds and watching the squirrels pop up to try and gather some of the nuts left out for the birds.

Whilst we do feed the birds by topping up the bird tables and the nut cages. We do not encourage you to throw out your bread or other food stuffs, as this can encourage many animals, including rodents.

In this peaceful location you may not meet another soul on site, as most of our guests relax and enjoy the tranquility of our surroundings.

Come spring, the wooded areas are covered in bluebells, accompanied with the sounds of greater spotted woodpeckers drumming on the trees and the haunting cries of a buzzard circling overhead.

If you go for a walk at the crack of dawn, or at dusk, you may even catch glimpses of roe deer wondering through the trees.

As well as Deer you will come across Badgers, Foxes, Rabbits, Hare, Hedgehogs, and a variety of birds, including: pheasant, Quail, Finches, Tits, Wrens, Jays, Nuthatches, and the hoots and toots of Owls. And many many more.

Area of Outstanding Beauty (AONB)

Area of Special Scientific Interest (ASSI)

Local Wildlife Site (LWS)

Site of Nature Conservation Importance (SNCI)

WHAT'S NEARBY {and a little bit further}

Stelling Minnis

The next local store is Stelling Minnis, post office and stores CT46AS about 2.1 miles towards Canterbury. Currently running as a CO OP.

Stelling Minnis store is conveniently positioned near to
The Rose & Crown public House Freehold. 3 Crown Lane CT46AT
01227 709265

The Rose & Crown pub offers a Takeaway menu NO dine in, No deliveries.

Thursdays = Fish and chips night

Saturdays = Burgers and or Curry night

Sundays = Sunday roast lunch

Tuesdays they have Jazz night.

The takeaway food from the Rose & Crown is highly recommended from ourselves and previous holiday guests.

The pub is definitely worth a visit for the menu, the beer and the local village ambience, So why not order your takeaway whilst you sample a beer as you wait.

Minnis Common, is privately owned by the Trustees of the estate of the late Lord Tomlin of Ash. It s one of the last remaining manorial commons in Kent. The 124 acres of Minnis is managed by volunteers drawn from the local community to act on behalf of the owners. Their work is guided by Kent Wildlife Trust to enhance the biodiversity of the Minnis and promote the well-being of local residents.

Stelling Minnis is also home to a Grade I listed wooden **smock mill**. The windmill was built in 1866, and operated until 1970. This was when the last miller Alec Davison, died. In 2003 with joint funding by Kent County Council and the Heritage Lottery Fund, the Mill was restored to full working condition. Alongside the windmill is a museum exhibiting the history of the mill, and of the common as a whole. This is seasonally operated by volunteers.

But we suggest visiting the Rose and Crown and asking what's going on during your vacation time. The local village Hall has many events going on all year long, including full English breakfasts mornings, with money made going to local charities.

As we are situated in the North downs of Kent, you may be interested in hiking, biking or gentle ambling, there are plenty of trails around us. Usually dog friendly so long as your furry companions are kept on a lead.

What's on in Canterbury

Official guided walking tour from £15 per person

Explore the historic city of Canterbury on a guided walking tour. Hear tales of murder, ghosts, artists, and royalty from your qualified Green Badge Guide as you stroll through the medieval lanes and magnificent Cathedral Precincts.

Canterbury Cathedral Step inside Canterbury Cathedral with a pre-booked entry ticket and walk through 1,400 years of England's history. Discover inspiring architecture, intricate stained glass, and tranquil gardens. Ticket with Audio Guide around £22 per person

The Marlowe Theatre The Marlowe is one of the UK's leading theatres. Our programme includes some of the biggest and best artists and companies, with regular visits from the National Theatre, the Royal Shakespeare Company, Glyndebourne Touring Opera, Matthew Bourne's New Adventures and the Philharmonia Orchestra.

Boat Tours

Experience Canterbury's unique history from a different angle on one of our guided river tours. Sit back and relax as our tour guides take you under the King's Bridge, one of the oldest working road bridges in Britain, up towards the hidden serenity of the Greyfriars' Island, once the home to the Franciscans, one of Canterbury's many religious orders. You can book in a night tour from May onwards.

The Old Weavers House

At the rear of the Old weaver's House is a medieval relic; an original ducking stool. This was used as a primitive form of punishment during the Middle Ages, and also as a test for suspected witches. The witch was strapped to the stool at the end of a long pole, then dunked under water. If the suspect died, they were presumed innocent of witchcraft. Scant consolation, to be sure. If they lived, they were presumed to be guilty of witchcraft, and could be executed forthwith. You can view this from the bridgeway, from the public house or whilst on a boating tour.

Just on the outskirts of Canterbury you might want to visit **Howletts**, Kent's original wildlife park, it's a unique adventure like no other!

As a dedicated animal conservation charity, your visit directly helps to protect wildlife in the UK which, in turn, enables animals to be sent back to the wild in conjunction with [The Aspinall Foundation](#). Bekesbourne Ln, Bekesbourne, Littlebourne, Canterbury CT4 5EL

Things to do in Hythe to Folkestone

Before you get to Hythe, you might want to visit **Port Lympne, Kent's largest wildlife park**. With over 800 rare and endangered animals to see. Take the safari ride to see our free-roaming giraffes, see Kent's only spectacled bears, the UK's largest dinosaur collection and MUCH MUCH more... around 600 acres of the Kentish Savannah. Aldington Rd, Lympne, Hythe CT21 4LR

Hythe & Dymchurch Railway.

01797362353 info@rhdr.org.uk

Hythe Station is CT21 6LD

The infamous quirky "Little Train" Travels from Hythe to Dungeness. Stations along the way are Hythe, Dymchurch, St Marys Bay, New Romney, Romney Sands and Dungeness. A hop on Hop off Little Train. There are plenty of sites to see along the route itself. You will get happy smiling waves from the locals, as you steam by.

Hop off and take a look around the seaside town of **Dymchurch**. Grab an ice cream, some Candy Floss and walk along the vast sandy beach near the Martello tower.

At the end of the train line you will come to **Dungeness**, some call it a desert of shingle. A wild a slightly weird landscape. Everyone is welcome at the RSPB nature reserve, Dungeness's position, jutting into the English Channel, makes it ideally placed to watch for migrant birds arriving or departing. If you are done with trailing nature then why not stop off at Ales by the Rails at RHDR Dungeness Station. Or sit down and have a bite to eat at the Pilot, Battery Road, TN29 9NJ. 01797 320314 info@thepilotdungeness.co.uk The Pilot is definitely worth a visit if you love fish and chips.

Hythe. The Crypt of St Leonard.

Medieval church with an extraordinary "ossuary" (the largest and best-preserved collection of ancient human skulls and bones in Britain). The bones are in a room built as part of the 13th-century extensions to the church. The room is sometimes known as the "crypt" but it is above-ground and can be visited from Easter to the end of September. The church is a wonderful example of how English parish churches have grown and changed through history, with a variety of architectural styles and features. There are some remarkable medieval "pilgrim graffiti" in the church, too. The church is open during daylight hours every day.

Hythe, Dymchurch, Littlestone, Sandgate and Folkestone Beaches

The beaches are shingle and or sandy along the coast line. With many having promenades to stroll along.

For the more adventurous, you can have a go at foil boarding or wake boarding. So you've heard the hype about **wing foiling** and seen some cool riders on the internet. Now it's time to learn to wing foil yourself! Rder owned BKSA affiliated **wing foil school** is based at Littlestone Beach in Kent just enjoy the view. 03334445644.

<https://www.thefoilingcollective.com/>

In Hythe there are a few eating places, in the main part of the town. Where you'll find some good pubs and eateries as well some interesting independent shops.

Also in Hythe you will find the **Royal Military Canal** a canal running for 28 miles (45 km) between Folkestone and [Hastings](#), constructed as a defence against the [possible invasion](#) of [England](#) during the [Napoleonic Wars](#).

A public [path](#) runs alongside the entire length of the canal, ~~side~~. The path passes by numerous WW II pillboxes and the unusual [acoustic mirrors](#).

The canal is an important environmental site, and passes through several [Sites of Special Scientific Interest](#). The [Environment Agency](#) is the [navigation authority](#) and uses the waterway to manage water levels on [Romney Marsh](#) and [Walland Marsh](#). It is important for fish and other wildlife, including [kingfishers](#), [dragonflies](#), and [marsh frogs](#).

Hythe

Book a boat trip along the Royal Military Canal.

At The Boat Hut,
The Grove Hythe
CT21 6AX

Pleasure boating has operated on the canal for more than 100 years. Rowing boats can be hired between Easter weekend and the end of September, from one hour to up to half a day.

You can also take a trip on an electric passenger vessel.

Things to do further along the coast

What's to see in Folkestone

Visit the Harbour Arm, a beautiful promenade stretching out to sea. You will find a growing collection of eateries, somewhere to sit and have a beverage whilst taking in the sights and sounds of local entertainment.

At the end of the arm renovated and still a functioning lighthouse, is the Lighthouse Champagne Bar. With its dramatic location and striking architectural setting, take a sip or two of fine English Sparkling Wines and Champagnes, and gentle music drifting on the breeze, this the most unique bar you'll ever visit. It has to be one of the most enviable views in the south east. With France over the Channel the White Cliffs in front of you and the vast expanse of sea and coast.

Originally the railway terminal for the Folkestone to Boulogne Ferry and departure point for soldiers on their way to the Western Front, The Harbour Arm still embraces the town's working fishing harbour, becoming a pivotal point in the town's future and its historical past.

Before you walk along the Arm itself you can find **Chummys of Folkestone**. Established in 1958, Chummys is a family run business selling the finest quality seasonal seafood. Voted **"Best seafood stall in England"** by the English Heritage based at 17 Beach Street, Folkestone CT20 1QW. If you love seafood Chummys is the place to visit.

DOVER, DEAL, WALMER & WHISTABLE.

White Cliffs Country takes its name from Dover's iconic chalk coastline and spectacular natural feature: the White Cliffs of Dover. Dover Castle and its Secret Wartime Tunnels, as well as in the town's many other incredible historic sites such as the Drop Redoubt and Grand Shaft. The White Cliffs Experience is a must see.

Built by the order of King Henry VIII, **Deal** Castle is one of the finest Tudor artillery castles in England, and among the earliest and most elaborate of a chain of coastal forts built between 1539 and 1547.

Walmer Castle is the official residence of the Lord Warden of the Cinque Ports in 1540 as part of Henry VIII's chain of coastal defences, centuries of domestic refinements have transformed it from a fortress to an elegant stately home with beautiful gardens.

Pebbly **Whitstable** beach, where a picturesque pub looks out onto a glorious sunset. Or perhaps it's the fresh, local oysters everywhere you turn. Maybe it's the cute high-street shops. Or the pastel-painted beach huts, the thriving arts scene and the dog-friendly boozers. A popular tourist place to visit. Enjoy.

Respect everyone

- be considerate to those living in, working in and enjoying the countryside
- leave gates and property as you find them
- do not block access to gateways or driveways when parking
- be nice, say hello, share the space
- follow local signs and keep to marked paths unless wider access is available

Farming, livestock and wild animals

Your actions can affect other people's lives and livelihoods.

Co-operate with people working in the countryside. For example, follow the farmer's directions when animals are being moved or gathered. This helps keep everybody safe.

Leave gates and property as you find them or follow instructions on signs. When in a group, make sure the last person knows how to leave the gates. Farmers close gates to keep animals in or leave them open to give access to food and water. Do not interfere with farm machinery, horses or livestock. If you think a farm animal is in distress, try to alert the farmer.

Give wild animals, livestock and horses plenty of space. Their behaviour can be unpredictable, especially when they are with their young and you could get hurt.

Do not feed livestock, horses or wild animals as it can cause them harm.

Travel and parking in the countryside

Traffic on country roads can be dangerous to people and wildlife.

Slow down and drive carefully on rural roads. Make sure you do not block access to gateways or driveways when parking. Always leave access for emergency vehicles.

Consider leaving your car at home when visiting the outdoors. You could use public transport instead. Find public transport information on the [Traveline](#) website.

Take extra care and stay alert where a right of way crosses a railway line. You can find guidance on safely using level crossings on the [Network Rail](#) website.

Face oncoming traffic and follow [The Highway Code](#) when you walk on a road without a pavement.

Be nice, say hello, share the space

When you're spending time outdoors you could come across other users and animals. Slow down or stop for horses, walkers and livestock when driving or cycling. Always give them plenty of room.

Cyclists must give way to walkers and horse riders on bridleways.

Check your route and local conditions

Make sure you know your route and have the maps you need. Refer to up-to-date maps, guides or websites before you set off.

You can find advice on specialist activities from outdoor recreation groups. Websites such as [GetOutside](#), [Visit England](#) or [Visit Britain](#) can provide a list of these groups. Information centres can also give you local ideas and advice.

Check weather, tide and water conditions

Check weather forecasts before you set off. Conditions can change quickly on mountains and along the coast. Do not be afraid to turn back if conditions change when you're out and about.

Look up [tide times](#) before you leave to reduce the risk of getting cut off by rising tides. Some rivers are affected by tidal change, it's not just the sea. Take care on slippery rocks and seaweed.

Check the [Environment Agency website](#) for water quality and conditions if you want to paddle, swim or enjoy the water.

Plan your adventure - know what to expect and what you can do

Tell someone else where you are going and when you expect to be back. In rural areas you may not see anyone for hours and phone signals are unreliable in many places.

You are responsible for the safety of yourself, and others in your care. Make sure you have the skills and knowledge you need for your activity.

Prepare for natural hazards, including weather changes, to stay safe. Make sure you take the right clothing and equipment for your planned activities.

Remain flexible in case you need to change your plans if places are busy.

Rights and permissions

This code sets out information about the rights of different users. For some activities you may need to get permission from the landowner, including:

- camping
- freshwater swimming
- freshwater fishing

Enjoy your visit, have fun, make a memory.

Cyclists and horse riders should respect walkers' safety, but walkers should also take care not to obstruct or endanger them.

Follow local signs and keep to marked paths

Use maps and local signs to help you find your way. Stay on marked paths, even if they're muddy, unless wider access is available, such as on open access land. This helps to protect crops and wildlife.

Get to know the signs and symbols used in the countryside. They help you identify routes for different users through the countryside.

Use gates, stiles or gaps in field boundaries where you can. Climbing over boundaries can cause damage and put livestock at risk.

Contact the local authority if you think a sign is illegal or misleading. For example, a 'private - no entry' sign on a public footpath.

Protect the environment

- take your litter home - leave no trace of your visit
- do not light fires and only have BBQs where signs say you can
- always keep dogs under control and in sight
- dog poo - bag it and bin it in any public waste bin or take it home
- care for nature - do not cause damage or disturbance

We all have a responsibility to protect our countryside and open spaces for current and future generations.

Care for nature - do not cause damage or disturbance. Leave rocks, stone, plants and trees as you find them and take care not to disturb wildlife including birds that nest on the ground.

Do not disturb ruins or historic sites - our heritage in the natural and built environment is important.

Take your litter home - leave no trace of your visit

Remember to bring a bag with you and take your rubbish and food waste home, use public bins or recycle if possible. Litter spoils the beauty of the countryside and can be dangerous to wildlife and livestock. Dropping litter and dumping rubbish are criminal offences.

Do not light fires and only have BBQs where signs say you can

Be careful with naked flames and cigarettes. Only use BBQs where signs state they are allowed. Always put your BBQ out, make sure the ashes are cold and dispose of them responsibly. Fires can be as devastating to wildlife and habitats as they are to people and property.

Controlled fires are used by some land managers to manage vegetation, particularly on heaths and moors between 1 October and 15 April. Call 999 if you see an unattended fire.

Know the signs and symbols of the countryside

The arrows show the legal and recorded rights of way for different user groups.



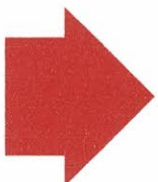
A yellow arrow - footpath, a recorded right of way for walkers and mobility aid users.



A blue arrow - bridleway, a recorded right of way for walkers, mobility aid users, horse-riders and cyclists.



A purple arrow - restricted byway, a recorded right of way for walkers, mobility aid users, cyclists, horse-riders and horse-drawn vehicles only.



A red arrow - byway open to all traffic, a recorded right of way for all users including motorised vehicles.



An acorn symbol - National Trail, created for walking, with horse-riding and cycling possible on some trails. Users with limited mobility can visit the [National Trail](#) website to check trail suitability. This website also contains maps, trip planning tools and information on trail diversions. This symbol marks 16 long distance routes in England and Wales including the England Coast Path.



Round brown symbol with a person walking over hills - Open Access, you can explore away from paths. This includes many areas of:

- mountain
- moorland
- heath
- down
- coastal margin
- registered common land

Check the [Open Access website](#) for maps, information and any access restrictions.



A local sign on a post or gate - permissive path. Follow advice on local signs as landowners voluntarily provide access to these paths and choose who can use them. Some open access areas are also made available in the same way.

PLEASE FEEL FREE TO ADD YOUR COMMENTS IN THE VISITORS BOOK
We appreciate your feedback

IF YOU HAVE ANY PROBLEMS WITH APPLIANCES
CHIPPED OR BROKEN CROCKERY
MISSING UTENSILS
HEATING.;
HOT WATER.
HOT TUB USE.

OCCASIONALLY GUESTS MIGHT HAVE BROKEN SOMETHING OR TAKEN SOMETHING AWAY
WITH THEM BY MISTAKE.

IF THIS IS THE CASE WE MIGHT NOT BE AWARE OF THE BREAKAGE OR A MISSING ITEM.

JUST LET US KNOW SO AS WE CAN ADDRESS THE PROBLEM.

DO NOT HESITATE TO COME AND FIND ONE OF THE TEAM.
WE ARE HERE TO HELP AND MAKE SURE YOU ENJOY YOUR STAY.

The garden area will have herbs for you to use, this is seasonal and an on going project.
Mint being prolific and fantastic in a mojito.

It is not a problem if you wish to leave half empty jars, packs etc. We can dispose of these in our
food disposal bin and recycle the containers for you.
If you want to leave herbs etc behind for other guests that's ok too.

There are blank pages at the end of the file if you have found great place to visit, a fabulous walk
or anything else you feel might interest other guests.

Appendix 4



Appeal Decision

Site visit made on 24 June 2019

by R Norman BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 July 2019

Appeal Ref: APP/J2210/W/18/3216587

Lynsore Court Cottage, Pett Bottom Road, Lynsore Bottom, Upper Hardres CT4 6EE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr R Sledger against the decision of Canterbury City Council.
 - The application Ref 18/01758, dated 21 August 2018, was refused by notice dated 25 October 2018.
 - The development proposed is described as outbuilding for holiday accommodation.
-

Decision

1. The appeal is allowed and planning permission is granted for an outbuilding for holiday accommodation at Lynsore Court Cottage, Pett Bottom Road, Lynsore Bottom, Upper Hardres CT4 6EE in accordance with the terms of the application, Ref 18/01758, dated 21 August 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: 1, 2, 3, 4, 5, Proposed Ground Floor Plan, Block Plan and Site Plan.
 - 3) The use hereby approved shall be for holiday accommodation only and shall not be used as a second home or for the sole or main residence of any occupiers. No person shall occupy the building for a period exceeding six consecutive weeks within any three months. A register of bookings shall be maintained at all times and made available for inspection to an officer of the local planning authority upon reasonable notification and shall be available for a period of twelve months following the first and subsequent occupation of the building hereby permitted.
 - 4) Prior to the first use of the development hereby permitted, an ecological management plan shall be submitted to and approved in writing by the local planning authority. The plan shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
 - 5) Prior to the first occupation of the development hereby permitted a scheme of external lighting shall be submitted to and approved in writing by the local planning authority. Any lighting shall be implemented in accordance with the approved details.

Procedural Matter

2. The description of development in the heading above has been taken from the planning application form. However, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description of development has been agreed. Accordingly, I have used the one given on the original application form.

Main Issues

3. The main issues are:
 - whether the site is in an appropriate location with regard to access to services and facilities and impact on the countryside; and
 - the effect of the development on the landscape context and rural character and appearance of the area.

Reasons

Appropriation location

4. The appeal site is located to the rear of an existing dwelling accessed off Pett Bottom Road. The access runs beside the dwelling and leads to a stable area beyond which the appeal building is sited. Land levels drop significantly from the road and the landscape is undulating. The building is of a timber construction and is single storey.
5. The proposed development would convert the existing building into holiday accommodation and would involve the recladding of the building, the addition of an open sided log store, the infilling of the porch area, alterations to the detailing of the building, including the windows and doors, and the introduction of a green roof.
6. The site is in a rural location and is accessed via narrow roads. It is surrounded by fields and paddocks and dense landscaping. The site is detached from any nearby settlements and there are few facilities and services close by. Policies SP1 and SP4 of the Canterbury Local Plan (2017) (Local Plan) seek to direct development in the first instance to the identified settlements which are capable of accommodating growth. Policy TV7 considers rural tourism and states that tourism and recreation based rural diversification will be encouraged where they provide jobs for local residents, are of a scale and type appropriate to their location and there is no overriding conflict with other policies of the Local Plan.
7. Policy TV8 of the Local Plan specifically considers tourist accommodation, including new development for such purposes. It states that these will be permitted subject to compliance with a list of criteria. The proposed development would comply with parts a, b, c, d and e for reasons which I will consider below and in the following section. Policy TV8 also goes on to say that where new buildings are used for tourism facilities these should be related to an existing settlement and not isolated in the open countryside. This is to protect the character and appearance of the area and to reduce the need to travel by car.

8. Whilst a new dwelling in this location would not comply with the relevant development plan policies, the proposal seeks to use the building as tourist accommodation. The Appellant has identified that it could be used by visitors wishing to bring horses as they could be stabled in the adjacent stable block and kept in the paddock, in order that those staying at the property could utilise the surrounding bridleways. The Appellant has identified that there are few facilities in the area that offer space for stabling of horses.
9. As the existing building was constructed without the benefit of planning permission, the Council have considered the development as a new building within the countryside for the purposes of Policy TV8.
10. I acknowledge that the building is in an isolated location and an area detached from facilities and services, however, I have had regard to the nature of the use as holiday accommodation. Accommodation for rural tourism is frequently located in remote areas and relies to a significant extent on the use of the private car. However, it is often this remoteness and rural location that holidaymakers are seeking. It appears that the overarching aim of Policy TV8 is to prevent adverse impacts on the character and appearance of the open countryside and to reduce the need to travel by car. I will consider the impact on the character and appearance of the area in the subsequent section. The reliance on the use of a car would be reasonably limited as a result of the single unit of accommodation proposed which would be occupied by a limited number of visitors at one time.
11. There are public houses in proximity to the appeal site, which are also in remote locations, and the use of the building as holiday accommodation would be likely to generate additional visitors to these rural businesses thus contributing to their viability to an extent. I agree that this level of economic contribution, and the level of jobs created by the proposal would be limited from one property but would nevertheless make a small contribution to the rural economy in the area.
12. Consequently, whilst the proposal does not wholly comply with Policies SP1, SP4, TV7 and TV8 of the Local Plan, I have had regard to the nature of the proposal as rural tourism accommodation, and I find that for the above reasons the proposal would be in a suitable location for such a use.

Landscape and Rural Character and Appearance

13. The site is located within the Kent Downs AONB and an Area of High Landscape Value (AHLV). The approach to the site is heavily framed by trees and vegetation and the surroundings present an attractive and undulating landscape. The site is in proximity to an area of ancient woodland, Covert Wood and a nearby SSSI. A local wildlife site, Quilters Wood, is also close to the appeal site. The Framework, in paragraph 172 emphasises the importance of conserving and enhancing the landscape and scenic beauty of AONBs. Policy LB1 of the Local Plan similarly gives high priority to the conservation and enhancement of the AONB.
14. The building is located to the rear of the existing dwelling and behind a stable block. The appeal site, in particular around the building, is surrounded by dense and mature trees and hedging. From the road the land levels drop significantly down towards the building and from this viewpoint the building is

largely screened by the vegetation and stable block. It is mainly from within the appeal site itself that the building becomes more apparent.

15. The building is currently of a timber construction and the proposal involves the recladding with an oak weatherboarding finish. It also includes the replacement of the existing roof tiles with a green roof, an open sided log store in complementary finishes, and a number of alterations to the detailing of the building. I find these materials to be suitable within a rural landscape and would assist in the assimilation of the building within the landscape.
16. Consequently, the finished design of the property would result in an attractive building that would be appropriate to its rural surroundings. Whilst its occupation would give rise to a degree of domestication, as the property would be occupied on a short-term holiday let basis it would not have the same impacts as a permanently occupied residential dwelling that could result in the introduction of outbuildings and other domestic paraphernalia, and the use of this building would not result in a proliferation of buildings in the countryside.
17. For the above reasons I conclude that the proposed use would not be harmful to the existing rural character of the surrounding landscape and would preserve the natural beauty of the AONB and AHLV. It would therefore comply with Policies DBE3, LB1 and LB2 of the Local Plan which seek to protect and enhance the landscape character and ensure that the location, scale, design and materials of development does not have an adverse impact, amongst other things.

Other Matters

18. I note the letters of support received, however given my findings above it is not necessary for me to conclude on these matters.

Conditions

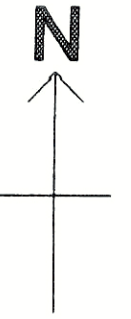
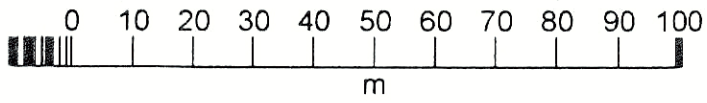
19. I have imposed the standard time limit condition and approved plans condition as suggested by the Council as this provides certainty. The Council requested no further conditions within their Statement of Case, however I note from their delegated report that conditions for a scheme of lighting and an ecological management plan were requested by a consultee. I consider both of these conditions to be necessary to protect the surrounding landscape and wildlife given the site's location within an AONB and AHLV.
20. The Appellant has suggested that a condition is imposed restricting the use and duration of visits and I consider this to be necessary to secure an appropriate tourism use.

Conclusion

21. For the reasons given above, and having regard to all matters raised, I conclude that the appeal should be allowed.

R Norman

INSPECTOR



49000m

89

90.9m

Lynsore Court

LB

88.1m

GP

88

87

94.7m

Lynsore Court Cottage

ETL

LYNSORE BOTTOM ROAD

48600m

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Lynsore Bottom
Upper Hardres
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CT4 6EE

62

63

64

Site Plan

Scale 1: 1250