



Chief Planning Officer  
Civic Centre  
Castle Hill Avenue  
Folkestone  
CT20 2QY

**Application Number:** 24/0885/FH  
**Planning Officer:** Robert Allan  
**Proposal:** Erection of three storey block of six residential flats together with associated parking facilities.  
**Site Address:** Land Rear of Earlscliffe Mews, Shorncliffe Road, Folkestone

Further to the planning application becoming live again, I am writing to confirm that I am still in **STRONG OBJECTION** to the above application ref: 24/08885/FH. I would also like to note that this application is having an extremely detrimental effect on my wife's mental health.

Further to my previous objections in my letter/email of the 12<sup>th</sup> September, I would like to reiterate the following objections: -

#### **1. DRAINAGE & STATURORY SERVICE / BOUNDARY ISSUES**

- The proposal indicates construction work will be required to connect drainage and other services over land owned by myself and my neighbours. Please note the greenland is the only area the developer has access too. These works are not conducted over the greenland.
- The proposal drawings indicate **new below ground foul and surface water drainage being constructed within the boundaries of my land, including my garden and through my allocated car parking space in front of the garage**. Similar applies to land owned by my neighbour on which a new soakaway and foul manhole are shown.
- I understand the drainage layout is proposed to avoid trenching through the RPA of the existing Birch tree located within my land (see notes below regarding protection of this tree) but this further demonstrates how these proposals are unsuitable and very poorly considered.
- Installation of the proposed drainage would not only be incredibly intrusive and invasive or our privacy. The excavations through my garden and parking bay will have an unacceptable impact on my landscaped garden. The impact is even more severe for my neighbour who would be required to allow large excavations for the soakaway and manhole as well as trenching.
- The new drain runs are indicated extremely close to the corner of my property which would not appear to be in accordance with statutory supplier design requirements. This would also limit my ability to ever extend to the rear of my property in future as it would not be permitted to build over these drainage runs once installed.
- There is no information on the submitted plans to confirm how other statutory services (water supply / electricity supply / telecoms etc.) will be connected to the new building.

- Given the tree RPA, I can only assume intent is again to trench these through the land owned by myself and my neighbours, quite possibly requiring our agreement to new legal easements that allow emergency / maintenance access by the various utility providers.
- **I strongly object and do not give any permission for new drainage or statutory / utility supplies to be installed across my land.**
- **THE DEVELOPER HAS BEEN CONTACTED ABOUT THIS ISSUE THROUGH A PROPERTY LAWYER, TWICE, AND THEY HAVE YET TO RESPOND CAUSING RESIDENTS CONCERN.**

## 2. SITE / HIGHWAYS ACCESS / TRAFFIC SAFETY

The shared driveway next to my property is in constant use by existing residents.

- o My title deeds confirm I own the land directly in front of my garage, which is similar for my 2 neighbours, and this is the parking space allocated for my property. These spaces / garages are in constant use.
- o During construction, there would be a very significant risk of damage to any vehicles parked in this area. On completion, our cars would remain at an increased risk of damage due to the additional number vehicle movements.
- o How is it expected that a construction vehicle will be squeezed by the end of my car parking space on to the site?
- o How is my neighbour supposed to navigate walking up and down the drive with his guide dog with safety during construction works?

The shared driveway next to my property is unsuitable for use by the increased number of residents.

- o **The current access plans are suggesting that if cars meet each other on entry and exit that they are to reverse and sit in a holding bay outside our kitchen window!** Not only does this a huge invasion of our privacy, it also raises some security concerns.
- o This also creates a significant health and safety risk as well as increased risk of damage to my property.
- o My neighbour is registered blind and frequently uses a guide dog to help navigate along this route. The increased vehicle movements and poor sightlines for drivers will be a huge health and safety concern for him.

## 3. LOSS OF PRIVACY / INCREASED NOISE AND DISTURBANCE

- The proposal indicates the current private driveway, used only by myself and 2 other residents, would become the main access thoroughfare for all residents and visitors of the 6nr new dwellings on foot and by vehicles.
- **The swept path analysis is advising that cars that are trying to enter and exit at the same time to be put in a holding bay directly outside our kitchen window. This gives residents and visitors a direct view into our home!**
- **This will have a severe impact on our privacy, significantly increasing the number of pedestrians and cars that pass directly outside our ground floor windows along the side of my property and alongside my garden. Not only from residents but from visitors and delivery vans.**

- Not only does this negatively affect our day-to-day privacy, it also raises some security concerns and increases the levels of noise and disruption which will adversely impact the enjoyment of my home and garden.
- The peaceful area at the back of our homes, currently only used by 3 residents, will be impacted by traffic noise and pollution with resident and visitors constantly passing this area by vehicle and on foot.

#### 4. DESIGN / APPEARANCE / SCALE / LAYOUT

- The scale of the proposed development, on a small existing green space, is overbearing for the current residents and would appear to be **overdevelopment of the site**.
- **The amount of parking provided by these proposals is not adequate for the number of new dwellings / residents.** Shorncliffe Road already has parking issues and this development will only increase the problem. It also raises the concern that new residents or visitors may be tempted to park in parking spaces allocated to myself and other existing residents, or even 'off-road' on the area of land I own opposite the garages. The proposals give no detail about how this would be controlled. Please advise.
- The proposals will severely and negatively impact the enjoyment of views from my property and those of my existing neighbours. Currently we overlook a lovely green space, filled with wildlife, which would be replaced by buildings of which the new dwellings directly behind my property.
- **The scale of the proposed development will create an overbearing/overcrowding result on current residents and will negatively affect the quality and privacy of their life.**

#### 5. DEVALUATION OF PROPERTY

- The development in its final form would ultimately reduce the value of my property, which has been confirmed to me by a local estate agent. The combined loss of privacy and increased noise due to more people and cars passing directly around the front / side of my property (including the garden), along with the probable new easements required for the drainage and utility services all decrease the value and attractiveness of my property.
- **There is a clause in the 2012 Transfer that anything constructed on this land does not deteriorate the value of the Folkestone Estate or any part thereof.**

#### 6. ENVIRONMENTAL HEALTH CONCERNS / IMPACT ON LOCAL AREA

- The Design and Access Statement states all residents will be responsible for wheeling their refuse and recycling bins down to the road on collection day. This raises a number of queries / concerns.
  - o Where are all the extra bins going to go without getting in the way of the access route and/or public footpath? This could amount to a significant number of extra bins on the street (in front of my property) including recycling, non-recyclables, black box and food waste boxes. This is a real area of concern for the neighbour of number 4 who is registered blind.
  - o How will visual impact on the area be managed? What happens if new residents fail to take their bins back on the same day to store appropriately?
  - o Is the distance new residents would be expected to move their bins between the communal bin store and the waste collection point reasonable and compliant?

- Who will monitor and control use of the communal bin store? These can be prone to misuse / fly tipping / smells / vermin if not properly managed and maintained.
- The whole feel of the existing area to the rear of our properties would be changed if this development is permitted to go ahead. The space is currently peaceful, used by existing residents to relax and to kick around a ball. Residents often use the area to tinker on their cars and **it provides valuable extra parking capacity for our visitors. Losing this established amenity space will be felt hugely by the existing residents but also detrimentally impacts Shorncliffe Road** by increasing parking pressures, worsening the visual impact of bins on certain days, and increasing health and safety risks.
- How will new residents be deterred from using the small green area of land I own opposite the garages as a place to sit, gather, toilet their dog, park, etc.? **Who will be responsible for the inevitable increase in litter around the area of the new building?**

## 7. ENVIRONMENT / LANDSCAPING / ECOLOGY / TREES

- **The proposals will directly result in loss of an existing green space within a conservation area and including removal of existing trees.**
- The trees proposed for removal are generally identified at Category C however, given the site lies within a conservation area, what is the proposal for replacing them?
- What ecology enhancements are proposed? There is a family of foxes that currently inhabit the green space, we have seen bats while sitting in the garden, and occasionally badgers are spotted deep within the grass area.
- As noted above, the drainage (and assumed services) layout appears to be avoiding excavation within the root protection area of the existing Birch tree. **I note this tree is located on my land and therefore no works (i.e. pruning if required to enable construction access) should take place without my consent.** I also note this tree is identified as Category B in the arboriculture report and it is visible from the road. **Suitable protection of this tree should be required at all times during construction** however, as typically that would mean fencing off the RPA to prevent incursion of any vehicles/material storage, it is unclear how this could be provided. The only means of site access is directly through the RPA and within fairly proximity of the trunk.
- It also appears likely other RPAs may be encroached by the development, incl. SE corner of the building, the bike store, and the NW parking bay. **Suitable protection should be a requirement for all retained trees.**

## 8. OVERDEVELOPMENT

- This proposal seems to be trying to squeeze the largest number of new dwellings into what is quite frankly a small piece of land. Attempting to shoe-horn these units onto an existing green space in this way gives the appearance of a development purely motivated by money rather than one that gives appropriate consideration to the resulting impact on existing residents and the surrounding area.
- The whole feel of the space behind our properties would be changed if this development is allowed to proceed. Not only will Earlscliffe Mews residents lose the existing amenity value of this space but there will be direct, negative impacts to Shorncliffe Road as well.
- Locally, similar scale green spaces exist around Kingstone Court, Cliffestone Court, etc. and all provide valuable ecology habitat and wildlife link corridors. **Especially within a**

**conservation area**, any proposed loss of such green space should be very robustly justifiable which is not the case here.

## **CONCLUSION**

There has been a lack of communication about this application which is very disappointing and frankly unacceptable given the scale of the proposal, its location related to my property, and the fundamental reliance on being able to encroach into my land (including in my garden)

**The access is wholly unsuitable to support the development.** Not only will the construction process be incredibly invasive and intrusive to all the residents, the proposed day-to-day use would **drastically increase the risk of damage to my property, my right to privacy and create significant health and safety risks.**

This proposal is over development resulting in the loss of a valuable green space that currently provides amenity to existing residents and local wildlife. **If permitted, the scheme would have a measurable and detrimental effect on my property, my neighbour's property, the immediate surrounding area, and the local environment. It would also have a very negative impact on the quality of my life, my privacy, my health and safety, and the enjoyment of my own home and garden.**

**I must therefore OBJECT in the strongest possible way to this development.**

I am obviously extremely concerned by the nature of this application so would be happy to discuss any of the above with the Planning Authority if required.

With Regards,

Nick Corbo