

5th May 2026

Dear Mr Vaughan,

I am writing as a resident of Lympne () regarding Planning Application 25/1974/FH and the wider pattern of development associated with Lympne Castle.

While this application must be considered on its own merits, it forms part of a series of incremental developments which, taken together, represent a significant intensification of commercial activity within the Kent Downs National Landscape.

A central concern is the scale of proposed parking provision and the associated increase in traffic generation along Lympne Hill and surrounding village roads. These are constrained rural roads with limited width and visibility, and are used by pedestrians as well as vehicles.

There are specific safety concerns due to the proximity of:

- a local school
- residential properties along Lympne Hill
- the village church and graveyard

The level of parking proposed suggests a substantial increase in vehicle movements, particularly during peak arrival and departure times. This raises risks to pedestrian safety, especially for children accessing the school.

Department for Transport data shows that rural roads account for a disproportionate number of serious and fatal collisions, and increased volumes of non-local drivers unfamiliar with local conditions further heighten this risk.

In addition, the siting of expanded event facilities in close proximity to the churchyard raises concerns regarding noise, disturbance, and the preservation of the historic setting.

More broadly, there is concern that cumulative impact is not being adequately assessed. Incremental applications are enabling the expansion of a commercial enterprise within a small rural settlement and protected landscape, without a holistic evaluation of overall effects.

I would also like to highlight the cumulative impact on the local community. Ongoing development, construction activity, and changes in property ownership and use are contributing to a noticeable shift in the character of the village. Long-standing residents, including older members of the community, are experiencing difficulty engaging with repeated planning processes over time. This raises concerns about whether the planning system adequately accounts for cumulative social impact and ensures fair participation for all residents.

There is also concern locally regarding transparency and consistency within the planning process, particularly where positions appear to change during consultation stages. Ensuring clarity in how representations are considered is important for maintaining public confidence.

Given that national policy requires great weight to be given to conserving landscape and scenic beauty in the Kent Downs National Landscape, it is unclear whether the cumulative scale of change is consistent with those protections.

I would be grateful if you could:

- Seek clarification from Folkestone & Hythe District Council on how cumulative traffic, safety, and landscape impacts are being assessed across related applications
- Ask whether current planning policy adequately protects rural communities and National Landscapes from incremental intensification
- Raise rural road safety concerns, particularly in relation to event-based traffic near schools
- Consider whether developments of this nature should require a more strategic or masterplanned approach

This is not opposition to a single proposal, but concern about the overall direction, scale, and pace of change in a small rural community.

Jeanne Bryer - resident for over 40 years