

PRINCES PARADE
PLANNING APPLICATION Y17/1042/SH

Further comments following original comments

Further to my comments of 10th October 2017 I have since seen the objections from Historic England, KCC Heritage & Conservation and several hundred other comments on the planning application.

Whilst my original objections were mainly against the road diversion, siting and height of some of the housing, including lack of financial information, given the strength of the recent objections from Historic England and KCC I cannot now see how this particular development can be allowed, even though I am sympathetic to the Council's aims of providing a new sports centre on this site, including enabling housing and some accessible open space. Historic England in their recent objections state the impact on the setting of the RMC would cause serious and unjustified harm, rather than limited to moderate harm as in the planning submission. They show various viewpoints with photo montages to back up their conclusions. These conclusions are similar to those of KCC, who go even further and believe there will be substantial harm to the national heritage asset.

Development of the Council owned portion of Princes Parade will also inevitably have 'knock on' effects for potential development of the adjoining golf course, which will make the heritage and other impacts even greater. This is a privately owned site with the same existing open space designation, and it would be much harder to resist development if the golf course was no longer deemed viable and housing was allowed on the immediately adjoining council owned open space.

As stated in my original comments and by others, there are many other housing sites available and planned, which means housing is not completely necessary in its own right on this site. Given the strength of the national heritage objections alone the proposed sports centre as located and designed is not appropriate, and therefore any housing enabling development argument fails, and in fact compounds the national heritage objection.

There are other less controversial sites to build a new swimming pool or sports centre, including the existing swimming pool site and Nickolls Quarry, albeit with slightly different issues regarding location, specifications, timing and funding.

Whilst I am against the proposals for a new town on greenfield land at nearby Otterpool Park for a variety of reasons, I think this will inevitably happen given it is a SDC proposal with central government support. In this case I would argue that sites like Princes Parade become even more important to protect and enhance as a strategic open space, especially given its potentially enhanced recreational significance so close to the RMC and seafront. The Council will need to review its leisure strategy in the context of Otterpool New Town, including the provision of swimming pools and other sports facilities, which impinges on the current proposals, other site and funding issues.

Having read many of the other comments I am even more concerned about the impact of the development on wildlife, especially given wholesale clearance of the site, and agree with concerns regarding traffic impact of the development on nearby roads. I feel there are more appropriate and less damaging places to build affordable housing and that in this location a significant proportion of the private housing will be second homes or holiday lets, though recognise this is not strictly a

planning consideration. I am not convinced of the need for another hotel in this location, especially given the proximity of the Hythe Imperial and other hotels nearby.

I have not seen any comments from the Environment Agency concerning flooding and wildlife, which will be important. Notwithstanding these comments, I feel the Council have sufficient grounds to refuse this planning application and rethink its strategy with regards to this site and pool/leisure centre provision. Whilst this will not be an easy decision, as the current application has been subject to considerable effort and has some merits, I sincerely hope the Development Control Committee makes the right decision in the context of the various and very significant consultation comments received from statutory and non statutory organisations, including the local community. If for some reason the Development Control Committee resolves to grant planning consent this matter should be referred to the Secretary of State as it will have wide ranging consequences, including the serious impact on a national monument with potential cumulative effects.

Terence Ellames