

OTTERPOOL PARK – Y19/0257/FH

CONSULTATION SUMMARY TABLE

PARISH AND TOWN COUNCIL RESPONSES RECEIVED SINCE 10 OCTOBER 2022

CONSULTATION PERIOD 01 DECEMBER 2022 TO 09 JANUARY 2023

(Representation received as at 11.01.2023)

Table 2				
Consultation Responses (Parish and Town Council)				
Ref	Name	Date Received	Comments	LPA Reference
1	Aldington & Bonnington Parish Council	21.12.2022	<p>The Parish Council have considered the Otterpool Park Transport Response Report V2 and wish to make the following objections to the content. The Local Model Validation Report produced by Arcadis gives an overview paragraph 2.1 giving a description of the base year traffic model developed including the geographic coverage.</p> <p>However, figure 2: the VISUM model road network shows up an immediate error, whilst the routes into the Folkestone and Hythe District area and the A20 and M20 are highlighted in red it is noticeable that the B2067 from Otterpool Lane is only considered up to the junction with Harringe Lane. It would appear that no consideration has been given to traffic passing beyond this point into the neighbouring Borough.</p>	LPA 450

			<p>It is a known and evidenced fact that when there is an incident on either the A20 or M20 drivers using Satnav are diverted onto the B2067. As recently as the 4th of November between the hours of 1am and 4am the Parish Council speed indicator device located on Calleywell Lane recorded some 1,164 vehicles passing it into the village of Aldington, the average for this time of day being less than 10. Residents of the other routes into the village have also made reference to the large number of vehicles passing through on such occasions.</p> <p>The Parish Council have noted a general increase in rural road use especially along the B2067 and through traffic using Brockmans Lane to access South Ashford including Ashford International Station following development on this side of Ashford (both Bridgefield and in Hamstreet) also resulting from traffic displacement from traffic avoiding congestion at Junction10a.</p> <p>Traffic flows need to take into account both of the above as examples of increasing traffic on minor roads. The net result of Otterpool Park on the adjacent villages will be increased traffic. This must be mitigated against due to rural lanes being national speed limits with no monitoring, no pavements and mixed use by cars, farm vehicles, equestrians, cyclists, and pedestrians. National statistics show that most motoring deaths occur on rural roads. The rural network adjacent to the proposed development must be considered as a whole.</p> <p>The Parish Council's objections are being highlighted to the Highways Authority as there will clearly be an increase in traffic volumes from a development of this size and all routes must be considered not just the primary routes as Satnav will always choose the least congested route irrespective of the class of road.</p>	
2	Bilsington Parish Council	14.12.2022	The Parish Council note that a revised Otterpool Park Transport Response Report V2 has been tabled. However, the Parish Council is very disappointed	LPA 463

			<p>that no consideration has been given to its previous submission regarding the usage of the B2067 from Harringe Lane towards Hamstreet which passes through the centre of Bilsington.</p> <p>It is already known and statistically proven that when there is an issue with traffic delays on either the M20 or A20 SatNav users are diverted onto the B2067 which is not suitable for the volumes of traffic generated by this, leading to damaged verges and considerable inconvenience for local residents in terms of noise and increased pollution levels.</p> <p>A development of the size being proposed will generate significant additional traffic of which a proportion will use the B2067, therefore the Transport plan must reflect this as this is the material planning consideration of highway safety.</p>	
3	Folkestone Town Council	23.12.2022	Folkestone Town Council object to the outline planning application.	LPA 453
4	Hythe Town Council	06.12.2022	<p>To raise the same objections as previously stated on 26 September 2022:</p> <p>Object on the ground that there are issues with the following:</p> <ol style="list-style-type: none"> 1. Wildlife and Ecological, the displacement of the current wildlife is not acceptable. There several different species, including ground nesting birds. 2. The houses are not zero carbon, and the construction is not carbon free. 3. There is a lack of initial infrastructure, no programme or a timeframe has been provided to show the continuous development of the infrastructure. The development requires a certain level of initial infrastructure as to not affect the local areas and Towns. 	LPA 454

			<ol style="list-style-type: none"> 4. Transport, it has been noted that there is no agreement with the rail link to stop at Westenhanger. It was noted that the bus link did not show the length of service. The development should consider a park and ride scheme for those looking to attend local Towns. 5. There is a lack of affordable housing, including affordable rentals and housing for first time buyers. 6. There will be a massive impact on Hythe as a Town. There will be increased traffic causing access and egress issues, there will be parking issues when using the Towns amenities. The traffic will affect London Road and Sandling Road, these roads already experience traffic issues. 7. The development is out of character with the local area. 8. A briefing should be provided to all Town and Parish Councils who are asked to consult on this application, to allow them the opportunity to ask questions. <p>Councillors M Dearden and K Miles reminded Councillors, that whilst they were fully entitled to raise a raft of objections, some of which they shared and endorsed in principle, this application is an Outline Application. Consequently, by its very nature, would not contain a lot of the detail they seek to be included and objected to, as being missing.</p>	
5	Rother District Council	20.12.2022	<p>I write to confirm that the Director of Place and Climate Change, in exercise of his delegated authority on behalf of this council hereby raises No Objection to the proposal as described in the amended outline planning application.</p> <p>Note: The Folkestone & Hythe District Council be advised that Rother District Council as adjoining local planning authority does not wish to object to the proposals for Otterpool Park development would not materially impact negatively upon the interests of this Council.</p>	LPA 457

			However, given the scale of the proposed development and the potential for new residents to access the Dungeness area for recreation, Folkestone and Hythe District Council should ensure there are no adverse effects on the integrity of the Dungeness Complex of Natura 2000 site, which straddle the district boundaries and that the recommendations of the SARMS are implemented where relevant.	
6	Ruckinge Parish Council	16.12.2022	<p>The Parish Council are concerned that the revised Travel proposals have omitted to consider traffic using the B2067 beyond Harringe Lane. The B2067 through Ruckinge is narrow with residential properties fronting the road with insufficient land for off street parking resulting in the narrowing of an already narrow road by parked cars. This results in the build-up of traffic which residents advise is particularly noticeable when there are incidents on the A20 and M20 resulting in Satnav users being diverted on to the B2067.</p> <p>Whilst the travel plan forecasts increased traffic due to the large number of residential properties it is noticeable from the absence of data that the B2067 has been ignored and that it is anticipated that all traffic will use either the A20 or M20. The consideration of the B2067 needs to be undertaken as highway safety and traffic and parking issues are material planning considerations despite the potential problems being in the neighbouring planning authority.</p>	LPA 464
7	Brabourne Parish Council	11.01.2023	Brabourne Parish Council maintains its objection to the application, noting in particular that there do not appear to be adequate plans for the provision of educational services, medical services, or for an adequate water supply	LPA 465
	Responses as at 11.01.2023			