

Dover Local Plan, Regulation 19 Examination

Hearing Statement from Peter Cross

Matter SAP35 - Land adjacent to Courtlands. HELLA site reference TC4S074

I maintain my objection to the inclusion of SAP35 - Land adjacent to Courtlands, into the Regulation 19/20 Local plan. This proposal still fails to meet the guidelines and objectives set out by Dover District Council and the government's own guidelines.

I refer to the question asked of Dover District Council by the inspectors in their document ED14 relating to SAP35 – Courtlands.

Q1 What effect will the allocation have on the landscape character of the area, having regard to any potential for coalescence between Kingsdown and Walmer.

I am impressed with the inspector's diligence in examining this site as the question they have asked goes straight to the heart of the matter for this site.

Coalescence.

There are three agricultural fields between Kingsdown (Courtlands) and Walmer Castle, the distance between the two is estimated to be about 800 metres. Thereafter is Granville Road, the start of the residential conurbation of Walmer and Deal. The most desirable part of these three fields for housing development is sited between Kingsdown road and the public footpath ED64, which incidentally passes through the World War 1 Aerodrome. SAP35 encroaches by about 100 metres into the first agricultural field and would account for the first 10 to 15 percent of coalescence into this area of outstanding beauty. Whilst the maths might be slightly adrift the principle remains unchanged.

Landscape character.

Numerous references are made to the landscape character of Kingsdown but as requested in the examination guidance notes, I will not labour this abundantly obvious point.

Summary

There is no overwhelming need for five more luxury houses in Kingsdown, when compared to the impact on Kingsdown of the landscape character and future degradation of the area through coalescence. SAP35 must be rejected to prevent Coalescence of the last 800 or so metres of open land and vistas available to residents and visitors alike.

17th October 2023