

11 March 2021

Goodnestone PC Clerk  
Flat House by the Church  
The Street, Goodnestone CT3 1PL

Dear Sirs

**DDC Local Plan - Potential New Development Sites in Goodnestone Parish Council  
GOO 006 “Short Street Proposed Development” or “Proposed Site”**

I am writing in my capacity as Chairman of Goodnestone Parish Council to formally object for and on behalf of this Parish to the potential development on the land adjacent to Short Street (site GOO 006) specifically and for the development of any of the proposed or future proposed sites identified in the Local Plan within this Parish generally.

In this Parish, any new properties built will, in every scenario, be unaffordable to young local people who may wish to get on the housing ladder. The proposed sites identified within the Local Plan provide little regard to affordability pressure and does not deal with whether people will wish to live in a given area. In this Parish, with its lack of wider transport and supportive infrastructure, this is a very real factor for consideration.

In this Parish, any significant housing development will adversely impact the social and business microculture that makes Goodnestone Parish stand out as a wholly supportive and inclusive community and will instead result in historical and AONB working farm land being lost for the enjoyment of local residents and visitors for generations to come.

It is understood that the number of new homes is based on a Central Government imposed policy target. But the location of any new homes in this unique Parish represents a departure of local consideration and circumstances that negates the potential value intended by its introduction.

Goodnestone Parish is a truly unique community both in terms of its people and the character of each settlement. It is extensively comprised of designated (Protected Zone) areas, whether of historical significance or areas of outstanding natural beauty. The areas that have been identified as potentially suitable for development within this Parish (whether coded as green or amber) under the current Local Plan will adversely affect the local community as a whole by increasing the population disproportionately in comparison to similar proposed developments in larger local settlements outside this Parish. By their nature they

will directly threaten the existing character and unique historical settlements within this Parish, both in terms of the mix of its current housing stock (which includes social housing) and the supportive and inclusive nature of the resident and business communities therein.

Furthermore, there is significant locally expressed concern that such developments will open the gateway for the reduction of available local countryside for future generations by eroding the designated and historically protected areas and lines of sight within this Parish irrevocably. The future planned review of settlement boundaries is of particular concern.

As one of the Parish Councils in Kent to fully engage in the Green Plan consultation in the first instance and then on the formulation of the Local Plan consultation process throughout, we are dismayed that relevant existing and proposed Planning Policies have apparently not been correctly applied to the proposed development site GOO 006 ("Short Street Proposed Development").

The Proposed Development would extend the current settlement boundary of the hamlet of Chillenden into an area of working productive farmland, part of which sits in the Conservation Area.

Breaching the existing settlement boundary or increasing its inherent current housing density would adversely affect the nature and character of this unique hamlet and, once it is breached, the concern is that other developments in its adjoining fields will follow, irrevocably changing this historically significant settlement forever.

The Proposed Site is subject to surface water flooding and currently acts as a run off from adjoining roads and fields. The adjacent properties have previously experienced flooding due to drainage issues with water run-off in Short Street, and some, being set down significantly lower than the Proposed Development site, would be at an increased risk should the existing run off areas be developed. Furthermore, due to its proximity, any development on the Proposed Site will have significant detrimental impact to their outlook and available daylight.

The development of the Proposed Site for housing is likely to result in a significant visual impact on the immediate surrounding landscape. The proposed site is characterised by hedgerows, pasture and arable land. A significant part of the site is visible from the Grade II listed Chillenden Windmill due to the lack of vegetation, a fact unequivocally pointed out in the Heritage Assessment. The Proposed Site forms an important transition area between the village and the rural landscape. The Local Plan Assessment erroneously states that the site is well screened by mature hedgerow and trees when in fact there is insufficient coverage to provide any significant form of screening whatsoever, being clearly visible from both the windmill and from the Sandwich Road.

The Local Plan Heritage Assessment concludes that the Proposed Site is unsuitable for development on Heritage grounds. To summarise relevant findings: the HELAA concluded that the Proposed Site is part adjacent to the 700 year old grade I listed building, The Grange; the site is within the Area of Architectural Protection; the

Conservation Area is characterised by large open spaces and very loose development grain and many of the historic buildings have an agricultural character. Development of the site at the number of units indicated would result in dense development which would be contrary to the character of the Conservation Area causing harm and the site assessed as having a heritage impact that would cause significant detrimental harm to identified heritage assets. In conclusion, the HELAA assessment found the Proposed Site to be classified as RED (unsuitable). Any development here clearly would set a dangerous precedent that heritage counts for nothing in planning considerations and would increase the potential for wider development in the village and district at its expense.

Given that habitats present at the proposed site include mature hedgerows and arable fields we are concerned that the proposals would result in harm to the local ecology as there would be destruction and reduction of hedgerows, trees and vegetation to accommodate the development.

Development on the site would cause an increase in residential and occasional traffic along Short Street and Station Road. Both of these key access roads are extremely narrow, rural and have no passing places so any increase in traffic would be problematic and potentially dangerous, especially to other road users such as cyclists, horses and pedestrians (of which there are a good number, due to the picturesque nature of the village and its closeness to rural footpaths). Parts of Short Street are bordered by existing residential properties which are situated directly adjacent to the road. The volume and nature of any increase in traffic would have a significant negative impact on these existing properties.

The access to the Proposed Site is adjacent to an existing narrow entrance residential driveway, currently serving four properties and which itself is located opposite two other driveways. The introduction of a second, adjacent communal driveway serving the Proposed Site will result four driveways (three of which would be communal) opening onto the same partly unsighted point on Short Street which is an extremely narrow country lane. This is not considered to be a safe or workable addition to the vehicular load on this lane by the multiple existing users in the local community. Furthermore, Short Street is too narrow to allow enough sweep for construction vehicles to enter the proposed site without driving over adjacent private land. The road narrows to just 10 feet at this point and sweep across the private land would not be permitted by its current owners.

Whilst the need for new local housing in the County is understood by this Parish Council, its clearly stated aims of providing affordable and accessible housing where it is needed does not align to the proposed addition of five executive properties in a historically significant hamlet that is ill served by transport and other local amenities and that, due to the nature and desirability of the settlement, will be marketed for sale at commercial value that is out of reach of most locally based residents.

The significant impact of this and any other limited development on the local community and the protected historical and designated countryside within the

Parish heavily outweighs to a disproportionate margin the meagre uplift the total local new homes requirement.

As local villages around us are expanded with current and proposed developments rendering them beyond recognition, please do everything within your power to preserve this historically significant Parish and the character of its settlements and protected farmland for future generations to enjoy.

Yours sincerely

**Councillor Kevin Paul Phillips**  
**Chairman**

For and on behalf of

**Goodnestone Parish Council**  
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