

c) Consultation

To discuss and make comment on planning consultation documents

- i) Dover District Local Plan Consultation – ends 17th March

Cllr Jones explained that at the end of the consultation DDC will review all comments and then produce a final draft plan which will be subject to further consultation. The final deadline for Dover District Council's Local Plan is December 2023. Cllr Jones then read out a summary of feedback received so far by Eastry Parish Council for each of the proposals.

Summary of Feedback to Eastry Parish Council RE: DDC Local Plan 2021 up to 15th March 2021

Just Lower Street:EAS002: 21 Objections

Just Gore Lane:EAS012: 9 objections,

Just Eastry Court Farm: EAS009: 1 objection

All Proposals: 12 objections, 3 in favour

Lower Street: EAS002 – comments included:

Views – want to maintain meadow views and views from footpaths than run between EAS002 & EAS010. It will also change the view on the approach to the village, currently designated as a 'special landscape area', so priority should be given to protect the countryside, building would be contrary to DM15 & 16 of the Local Plan. It would have an adverse effect on the special qualities, local character, setting and distinctiveness of immediate countryside, contrary to SA11, DM15 & DM 16 of the Local Plan.

Lack of infrastructure – Eastry no longer has a GP Surgery, long waiting times for appointments at Sandwich surgery, Primary school is small and over-subscribed already, poor internet connections for many villagers, strain on sewerage, power, communications, waste systems and a lack of parking in the village. Appears to be no Section 106 funding to support development of infrastructure for Eastry which will be essential if new housing is to go ahead.

Over-development – there is a desire to keep the village small and a fear that even more houses will be added to the existing proposals.

Flood risk – area around Buttsole pond often floods, is on the DEFRA list for flooding, building on the steeply sloping field behind the pond will further increase the risk of flooding.

Employment – Part of the justification for the number of houses is local employment but the area has lower job density than the rest of Kent so no justification for being allocated so many houses in the Local Plan. The fact that the Eastry Hospital Site has not been built on suggests the location of the village is not sustainable for the scale and extent of development proposed, contrary to the adopted National & Local Policies as not enough local jobs available to support the economic objective and the commuting to work will have an adverse environmental impact.

Traffic – Lower Street already suffers with problems of speeding, congestion and a lack of parking on a narrow road, where many of the historic houses do not have off-street parking. Increased traffic due to the new houses will increase the risk to pedestrians and cyclists and increase pollution and speeding and could also damage historic buildings. The increased traffic would increase pollution and reduce air quality, contrary to policy SA6 of the Local Plan. This is also the relief route when the bypass is shut. Sections of Lower Street have no pathway so it is dangerous to access the centre of the village on foot.

Harm to the environment, ecology, wildlife – This field is agricultural and has not been intensively farmed for over 30 years and is very near to the wildlife area between EAS010 and EAS002 and Buttsole pond. The three areas together are home to many species of bird, wildlife and flora and fauna, including buzzards, red kites, owls, newts, slow worms, bats, adders, hares, foxes, squirrels, rabbits, lizards to name a few. Building here could have a detrimental effect on the finely balanced ecology and eco-systems, it could also harm Buttsole Pond, which is the only unfenced water in Eastry, the houses could form a barrier to wildlife accessing the pond. Increased traffic will lead to the risk of more pollution at Buttsole Pond which drains to Ham Fens.

Reduction in Health & Well-Being of Residents – Due to increased noise and pollution from

building works and increased traffic, loss of countryside views and open spaces.

Risks Destroying Historical Village – Eastry is an ancient, historic village, Lower Street is built on a Roman Road and there are Anglo-Saxon remains around the pond, there could be possible damage to artefacts, extensive archeological investigation would be required.

Lengthy discussions were held, members felt this was the worst option of the three, they were concerned that the original protected view coming into the village from Dover will be compromised as the houses will be on a steep hill. There were also concerns that holding the consultation during a global pandemic hasn't led to a proper consultation. Concerns were raised about the infrastructure, road safety, lack of public transport, the potential devastating effect on nature and the need for road mitigation if the development goes ahead with a roundabout required at the junction with Lower Street and a robust Construction Management Plan and a sizeable amount of Section 106 money needing to be allocated to Eastry. Clerk to check whether Eastry Primary School is oversubscribed.

RESOLVED object to EAS002.

Action Clerk

Gore Lane : EAS012 – comments included:

Traffic – Gore Lane is already too narrow for the current HGVs, buses and cars that can't pass each other, more houses would lead to even more congestion and traffic problems. There is no continuous footpath to the site to ensure pedestrian safety. The increased traffic would increase pollution and reduce air quality, contrary to policy SA6 of the Local Plan.

Over-development – there is a desire to keep the village small and a fear that even more houses will be added to the existing proposals.

Lack of infrastructure – Eastry no longer has a GP Surgery, long waiting times for appointments at Sandwich surgery, Primary school is small and over-subscribed already, poor internet connections for many villagers, strain on sewerage, power, communications, waste systems and a lack of parking in the village. Appears to be no Section 106 funding to support development of infrastructure for Eastry which will be essential if new housing is to go ahead.

Flood Risk – Gore Lane often floods with heavy rains.

Social Housing – Will there be social housing ring-fenced for local residents?

Setting of the village – will adversely effect the setting of the village and spoil the countryside views as you enter the village from the Woodnesborough end. It would have an adverse effect on the special qualities, local character, setting and distinctiveness of immediate countryside, contrary to SA11, DM15 & DM 16 of the Local Plan.

Harm to the environment, ecology, wildlife – Building here would spoil the countryside views and the habitat for flora, fauna, insects and animals and birds.

Employment – Part of the justification for the number of houses is local employment but the area has lower job density than the rest of Kent so no justification for being allocated so many houses in the Local Plan. The fact that the Eastry Hospital Site has not been built on suggests the location of the village is not sustainable for the scale and extent of development proposed, contrary to the adopted National & Local Policies as not enough local jobs available to support the economic objective and the commuting to work will have an adverse environmental impact.

Reduction in Health & Well-Being of Residents – Due to increased noise and pollution from building works and increased traffic, loss of countryside views and open spaces.

Archaeological Assessment – Needed at Lower Gore Field

Lengthy discussions were held, members were very concerned that Gore Lane is too narrow for this development and the volume of traffic that would be generated and it can't be widened. A proper traffic survey would need to be carried out, a roundabout built at the junction with Orchard Road, pavements built on both sides of the road and Section 106 money allocated for Eastry needs, including to re-surface the village roads afterwards.

RESOLVED object to EAS012.

Action Clerk

Eastry Court Farm: EAS009: comments included

Traffic – concerns about narrow roads to development, and access for construction traffic and possible damage to historical buildings.

All development sites: In favour

Sensibly positioned and reasonable spaced, hopefully will not put a strain on existing services. Could encourage financial investment and new businesses such as farmer’s markets which could lead to employment opportunities. A larger population could help to support existing businesses and encourage new ones.

Discussions were held on EAS009, the Members felt that this part of the village needed to improve but felt that construction should be limited to 5 houses due to access problems for construction traffic, emergency services and householders.

RESOLVED support EAS009

Action Clerk

Discussions were then held on the need for Eastry to benefit from Section 106 funding from future developments and the need for DDC & KCC Councillors to provide regular updates on Section 106 funding.

d) Correspondence

To discuss any correspondence received prior to the meeting

- i) Numerous emails & phone calls objecting to Local Plan – all forwarded to Cllrs

The meeting closed at 20.53

Committee Members

P Bailey (Chair) N Kenton M Jones A Barwick D Russell C Boughton
 M Kemp N Ellis