

THE NAILBOURNE PROTECTION SOCIETY

RULES  
OF THE SOCIETY.

Furley Page Fielding & Pembroke,  
Solicitors,  
39 St. Margaret's Street,  
Canterbury, Kent.



THE NAILBOURNE PROTECTION SOCIETY

1. The name of the Society is "The Nailbourne Protection Society".
2. The objects of the Society are
  - (1) To promote the permanent preservation of all that is of merit in the rural environment of East Kent and especially of The Nailbourne Valley and for the attainment of the foregoing to consider and if thought fit, to promote, assist or oppose proposals for the use or development of land in the said area.
  - (2) To resist and to help others to resist by legal proceedings (or by contributing towards the costs of legal proceedings) or otherwise howsoever, any threat to the peace and tranquility and the rural character of The Nailbourne Valley and the surrounding countryside and neighbourhood and in particular to prevent the holding of any large assemblies of persons which may be thought likely to create a nuisance or disturbance to the peace or character of the said neighbourhood or to cause damage to property in the locality.
3. Membership shall be open to all who support the objects of the Society. Membership shall lapse if the subscription is unpaid six months after it is due.
4. (1) The entrance subscription for ordinary members shall be a minimum of 50p. or such other sum as may from time to time be determined by the Annual General Meeting.



(2) Members who have contributed the sum of £5. or more to the Fighting Fund shall be entitled to life membership without further payment.

(3) Subscriptions are payable on joining the Society and thereafter annually on 1st December in each year.

(4) All membership subscriptions may be applied for the general purposes of the Society.

5. The Society shall have power to make appeals, solicit donations and canvass and receive monies for the carrying out of the objects of the Society and in particular shall have power to raise money for litigation purposes in connection therewith.

6. The management of the Society shall be entrusted to a Committee consisting of the officers of the Society, that is to say, Chairman, Honorary Secretary, Honorary Treasurer and 17 other members. The first members of the Committee who shall hold office until the conclusion of the first Annual General Meeting of the Society shall be as follows:

Chairman	Walter Whigham	
Honorary Secretary	S.J. Rumary	
Honorary Treasurer	G.G. Elliott	
Other members	Shirley	) Bridge Parish Council
	B. Whigham	) Bishopsbourne
	G. Cobbett	) Parish Council
	C.W. Fagg	) Kingston
	J. French	) Parish Council
	Clough	) Barham
	Mrs Crux	) Parish Council
	N. Fowler	) Assistant
	Mrs G. Arter	) Treasurers
	G.D. Baker	)



L. Goddard  
Dr. H. Blazeby  
Dr. B. Christie  
J. Purchase  
Prof. R.T. Anstey  
Mrs P. Kirk

7. Nominations for the election of officers shall be made at or before the Annual General Meeting. Such nominations shall be in writing supported by a seconder and the consent of the proposed nominee must first have been obtained. The election of officers shall be completed prior to the election of further Committee members. All officers and other Committee members shall take office at the end of the meeting at which they are elected and shall hold office until the conclusion of the next Annual General Meeting. A retiring member shall be eligible for re-election.

8. The Committee shall have power to fill casual vacancies among the officers and Committee. An officer or Committee member so appointed shall hold office until the conclusion of the next following Annual General Meeting but shall then be eligible for re-election.

9. The Committee shall establish a sub-committee to be called "The Fighting Fund Sub-Committee" which shall consist of not less than eight of whom four shall be members of the Committee appointed by the Committee for that purpose and the first such members shall be:

G.G. Elliott  
N. Fowler  
Mrs G. Arter  
G.D. Baker

together with four members to be co-opted by the



Fighting Fund Sub-Committee (hereinafter called "the Fund Sub-Committee"). The Fund Sub-Committee shall elect from its own members its Chairman. At all meetings of the Fund Sub-Committee three shall form a quorum. The Fund Sub-Committee shall periodically report its proceedings to the Committee and shall conduct its business in accordance with the directions of the Committee.

10. The Fund Sub-Committee shall be responsible for all aspects of fund raising including the terms upon which monies are raised and retained by the Society and the application of moneys received for the purposes (being objects of the Society) for which the same have been raised and shall be empowered on behalf of the Society to borrow for such purposes all such monies, at such rates of interest, and in such manner as the Fund Committee may think fit.

11. All monies received by the Society and not required for immediate application for its objects may be placed with some Building Society approved by the Fund Sub-Committee upon such terms as the Fund Sub-Committee shall authorise.

12. The Honorary Treasurer shall keep accounts of all monies received and expended on account of the Society and shall present such accounts at the Annual General Meeting of the Society.

13. The Society's bankers shall be Barclays Bank Ltd., Rose Lane, Canterbury, or such other bankers as the Committee may from time to time determine. All subscriptions, Fighting Fund and other monies received



by or on behalf of the Society shall be paid by the members of the Fund Sub-Committee direct into the Society's account at the said Bank. All cheques drawn on the said account shall be signed by the Honorary Treasurer and any one other of the members of the Fund Sub-Committee being members appointed by the Committee.

14. The financial year of the Society shall end on the 30th November in each year (or on such other date as the Committee may from time to time determine) and a balance sheet shall be drawn up as at such date in each year together with a statement of accounts in respect of the preceding financial year and a report of the Committee thereon.

15. The balance sheet and accounts shall as soon as practicable after the end of the financial year be audited by some chartered accountant appointed by the Committee Provided that if at any time the Fighting Fund shall have been wound up the duties of auditor may be carried out by two members of the Society, not being members of the Committee or of the Fund Sub-Committee, elected at the Annual General Meeting to serve as auditors for the ensuing year and any vacancy occurring in the office of auditor during the year shall be filled by the Committee

16. The Annual General Meeting of the Society shall be held within three months of the end of the financial year of the Society. Provided that the first Annual General Meeting shall be held not later than 1st May 1973.



17. The Annual General Meeting shall be held at a time and place fixed by the Committee in accordance with the foregoing rules and for the following purposes:

- (a) to receive the audited accounts, balance sheets and reports of the Committee
- (b) to elect the officers and Committee for the ensuing year
- (c) to elect two auditors under the proviso to rule 15.
- (d) to transact any other business previously communicated to the Honorary Secretary and included in the Notice of Meeting.

18. The Committee may convene an Extraordinary General Meeting at any time and shall be bound to do so within twenty-one days on the requisition of one fifth of the members of the Society for the time being or twenty members whichever is the less. Such requisition must state the purpose for which such meeting is required.

19. The Honorary Secretary shall at least fourteen days before any General Meeting send to every member at his address as recorded in the Society's books a notice of the meeting stating the time when and the place where it will be held and the business to be conducted.

20. The business at a General Meeting shall be limited to that provided by these rules and those further matters set out in the notice convening the meeting. The quorum at any General Meeting shall except where otherwise specified in these rules be twenty or one-fifth of the members of the Society whichever is the less.



21. At all meetings of the Society each member shall have one vote. In the event of an equality of votes the Chairman shall have a second or casting vote.

22. The Chairman of the Society shall preside at all meetings of the Society but if he shall not be present within fifteen minutes after the time appointed for the meeting or has signified his inability to be present at the meeting, the members present shall choose one of their number to be the Chairman of the meeting.

23. The Committee may expel any member of the Society whose conduct shall in the opinion of the Committee render him unfit for membership of the Society. Before any such member is expelled the Honorary Secretary shall give him seven days' written notice to attend a meeting of the Committee and shall inform him of the complaints made against him. No member shall be expelled without first having an opportunity of appearing before the Committee and answering complaints made against him nor unless at least two-thirds of the Committee then present vote in favour of his expulsion.

24. The Society shall have power to alter or amend these rules by a resolution passed by not less than three-quarters of those present and voting at a General Meeting the notice of which shall have contained particulars of the proposed amendment. Provided that in the case of any proposed alteration or amendment to rules 2, 26 or this rule no resolution to that effect shall be deemed to have been passed unless at an Extraordinary General Meeting held not less than six



weeks thereafter (of which not less than four weeks notice shall have been given to each member) and at which not less than one-half of the members shall be present that resolution shall be confirmed by a majority of two-thirds of the members present and voting.

25. The Committee may from time to time make vary and revoke regulations not inconsistent with these rules for the regulation of the internal affairs of the Society. All regulations made under this rule shall, until revoked by the Committee, be binding on members.

26. If at any General Meeting a resolution for the dissolution of the Society shall be passed by a majority of the members present and at an Extraordinary General Meeting held not less than six weeks thereafter (of which not less than four weeks written notice shall have been given to each member) and at which not less than one-half of the members shall be present that resolution shall be confirmed by a resolution passed by a majority of two-thirds of the members voting thereon, the Committee shall thereupon, or at such future date as shall be specified in such resolution, proceed to realise the property, cash and other assets of the Society and after

(a) the discharge of all liabilities of whatsoever nature including contingent liabilities and

(b) the return to the contributories entitled thereto of any sums due to them in accordance with the rules of the Fighting Fund shall pay the net sum to the Committee for the Protection



of Rural Kent for its general purposes or to such other voluntary organisation having in the opinion of the Committee objects consistent with those of this Society as the Committee may in its absolute discretion resolve and upon the completion of such payment the Society shall be dissolved.



**THE NAILBOURNE PROTECTION SOCIETY**

**RULES OF THE SOCIETY**

**As amended on 18th March 1982**



THE NAILBOURNE PROTECTION SOCIETY

1. The name of the society is "The Nailbourne Protection Society".
2. The objects of the Society are :
  - (1) To promote the permanent preservation of all that is of merit in the rural environment of East Kent and especially of the Nailbourne Valley and for the attainment of the foregoing to consider and if thought fit, to promote, assist or oppose proposals for the use or development of land in the said area.
  - (2) To resist and to help others to resist by legal proceedings (or by contributing towards the costs of legal proceedings) or otherwise howsoever, any threat to the peace and tranquillity and the rural character of the Nailbourne Valley and the surrounding countryside and neighbourhood and in particular to prevent the holding of any large assemblies of persons which may be thought likely to create a nuisance or disturbance to the peace or character of the said neighbourhood or to cause damage to the property in the locality.
3. Membership shall be open to all who support the objects of the Society. Membership shall lapse if the subscription is unpaid six months after it is due.
4. The entrance and annual subscription for ordinary members shall be a minimum of £1 or such other sum as may from time to time be determined by the Annual General Meeting. The subscription for Life Membership shall be a minimum of £10, or such other sum as may from time to time be determined by the Annual General Meeting.
  - (2) Members who contributed the sum of £5 or more to the original Fighting Fund shall be entitled to life membership without further payment.
  - (3) Subscriptions are payable on joining the Society and thereafter annually on 1st. January in each year.
  - (4) All membership subscriptions may be applied for the general purposes of the Society.
5. The Society shall have power to make appeals, solicit donations and canvass and receive monies for the carrying out of the objects of the Society and in particular shall have power to raise money for litigation purposes in connection therewith.
6. The management of the Society shall be entrusted to a Committee consisting of the officers of the Society, that is to say, Chairman, Honorary Secretary, Honorary Treasurer, and not more than 10 other members.
7. Nominations for the election of officers shall be made at or before the Annual General Meeting. Such nominations shall be in writing supported by a seconder and the consent of the proposed nominee must first have been obtained. The election of officers shall be completed prior to the election of further Committee members. All officers and other Committee members shall take office at the end of the meeting at which they are



elected and shall hold office until the conclusion of the next A.G.M. A retiring member shall be eligible for re-election.

8. The Committee shall have power to fill casual vacancies from amongst the officers and Committee. Any officers or Committee member so appointed shall hold office until the conclusion of the next following A.G.M. but shall then be eligible for re-election. The Committee may at its first meeting after the A.G.M. elect one of its members to be Vice Chairman.

9. All monies received by the Society and not required for immediate application for its objectives may be placed with some Bank or Building Society or any other secure investment approved by the Committee upon such terms as the Committee shall authorise.

10. The Honorary Treasurer shall keep accounts of all monies received and expended on account of the Society and shall present such accounts at the Annual General Meeting of the Society.

11. The financial year of the Society shall end on the 31st. December in each year and a balance sheet shall be drawn up as at such date in each year together with a statement of accounts in respect of the preceding financial year and a report of the Committee thereon.

12. The balance sheet and accounts shall as soon as practicable after the end of the financial year be audited by two members of the Society elected at the A.G.M. to serve as auditors for the ensuing year, and any vacancy occurring in the office of auditor during the year shall be filled by the Committee.

13. The Society shall hold an A.G.M. as required, at a place arranged by the Committee in accordance with the following rules and for the following purposes :

- a) to receive the audited accounts, balance sheets and reports of the Committee,
- b) to elect the officers and Committee for the ensuing year,
- c) to elect two auditors under the proviso of rule 12,
- d) to transact any other business previously communicated to the Honorary Secretary and included in the Notice of Meeting.

14. The Committee may convene an Extraordinary General Meeting at any time and shall be bound to do so within 21 days on the requisition of one fifth of the members of the Society for the time being or twenty members whichever is the less. Such requisition must state the purpose for which such meeting is required.

15. The Honorary Secretary shall at least 14 days before any General Meeting give public notice of that meeting stating the time when and the place where it will be held and the business to be conducted.

16. The business at the General Meeting shall be limited to that provided by these rules and those further matters set out in the notice convening the meeting. The quorum at any General Meeting shall, except where otherwise specified in these rules, be 12 or one-fifth of the members of the Society whichever is the less.



17. At all meetings of the Society each member shall have one vote. In the event of an equality of votes the Chairman shall have a casting vote.

18. The Chairman of the Society shall preside at all meetings of the Society but if he/she shall not be present within fifteen minutes after the time appointed for the meeting, or has signified his/her ability to be present at the meeting, then the Vice Chairman shall chair the meeting, or if he/she not be present, then the members present shall choose one of their number to be the Chairman of the meeting.

19. The Society shall have power to alter or amend these rules by a resolution passed by not less than three-quarters of those present and voting at a General Meeting, the notice of which shall have contained particulars of the proposed amendment. Provided that in the case of any proposed alteration or amendment to rules 2, 21 or this rule, no resolution to that effect shall be deemed to have been passed unless at an Extraordinary General Meeting held not less than six weeks thereafter (of which not less than four weeks notice shall have been given to each member) and at which not less than one-half of the members shall be present, that resolution shall be confirmed by a majority of two-thirds of the members present and voting.

20. The Committee may from time to time make vary and revoke regulations not inconsistent with these rules for the regulation of the internal affairs of the Society. All regulations made under this rule shall, until revoked by the Committee, be binding on members.

21. If at any General Meeting a resolution for the dissolution of the Society shall be passed by a majority of the members present and at an Extraordinary General Meeting held not less than six weeks thereafter (of which not less than four weeks written notice shall have been given to each member) and at which not less than one-half of the members shall be present that resolution shall be confirmed by a resolution passed by a majority of two-thirds of the members voting thereon, the Committee shall thereupon, or at such future date as shall be specified in such resolution, proceed to realise the property, cash and other assets of the Society and after

- (a) the discharge of all liabilities of whatsoever nature including contingent liabilities and
- (b) the return to the contributories entitled thereto of any sums due to them in accordance with the rules of the Fighting Fund shall pay the net sum to the Committee for the Protection of Rural Kent for its general purposes or to such other voluntary organisation having in the opinion of the Committee objects consistent with those of this Society as the Committee may in its absolute discretion resolve and upon the completion of such payment the Society shall be dissolved.



11. May 1997. Tel: 01 233 740 208

Apologies for the notepaper!

Dear Alan,

With reference to our telephone conversation this evening, I am very pleased to think that it is possible that you may be able to play a future role in keeping the Society in being.

I thought I should send you this copy of the current Constitution, and the notice of the Annual General Meeting (26th June) which I am sending to the three editors of the relevant Parish Magazines for inclusion in their June editions.

I will be away on holiday from now until 29th May, but you can obviously speak further to Norman Fowler, or to the current Secretary, John Purchase if you have any queries / thoughts.

Sincerely, Gerald Baker  
(Treasurer NPS)



## NAILBOURNE PROTECTION SOCIETY NOTICE OF ANNUAL GENERAL MEETING

Members of this Society, (which was formed in 1971 with the purpose of opposing a Pop Festival planned to be held in the Bishopsbourne area, and later expanded in aim to help protect the environment generally along the Nailbourne valley) are invited to attend an Annual General Meeting of the Society on Thursday, 26th June, 1997 at 7.30 pm in Bishopsbourne Village Hall.

The Meeting will discuss the future of the Society which has been inactive for nearly ten years. The current Chairman, Secretary and Treasurer all intend to relinquish their positions at the A.G.M. If the Society is therefore to continue to operate, nominations are required for these positions from members or potential members. Seven additional members will also be required to serve on the Committee. Failure to elect the three Officers will inevitably mean the winding up of the Society and the distribution of its remaining funds to other Societies or Bodies as provided for in the Constitution.

Nominations for Officers and Committee, together with the agreement of those proposed, must be in the hands of the Chairman or Secretary by the time of the start of the Annual General Meeting, or may be sent in advance of the meeting to the Secretary, Mr John Purchase, 11 St Nicholas Hospital, Church Hill, Harbledown, Canterbury, Kent.



NAILBOURNE PROTECTION SOCIETY

Annual General Meeting: 25th January 1988

AGENDA

1. Chairman's Welcome
2. Apologies
3. Minutes of last Annual General Meeting
4. Matters arising
5. Treasurer's Report
6. Future of Society

To continue? If so -  
Election of Officers

If to be wound-up:  
Arrange meeting to wind-up Society  
Try to determine extent of present  
Life membership.

7. Any other business.



NAILBOURNE PROTECTION SOCIETY.

INCOME AND EXPENDITURE ACCOUNTS FOR THE YEARS ENDING 31 DECEMBER 1984, 1985, 1986, and 1987.

INCOME.

Donations and Subscriptions.  
Building Society Interest.  
Refund from Bridge Traffic Camp.

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
Donations and Subscriptions.	34.98	-	-	-
Building Society Interest.	49.33	56.07	44.82	-
Refund from Bridge Traffic Camp.	50.00	-	-	40.78
	<u>134.31</u>	<u>56.07</u>	<u>44.82</u>	<u>40.78</u>
<u>EXPENDITURE</u>				
Honarium: Hon. Secretary	10.00	-	-	-
Donations and Subscriptions.	25.00	-	25.00	-
Printing, postage, sundries.	56.04	-	-	8.00
Cost of Annual Gen. Meeting	29.00	-	-	-
	<u>120.04</u>	<u>-</u>	<u>25.00</u>	<u>8.00</u>
EXCESS OF INCOME OVER EXPENDITURE:	14.27	56.07	19.82	32.78
Balances at 31 December previous brt. fwd.:-	767.78	782.05	838.12	857.94
BALANCE CARRIED TO BALANCE SHEET:	<u>£ 782.05</u>	<u>£ 838.12</u>	<u>£ 857.94</u>	<u>£ 890.72</u>

BALANCE SHEET AT 31st. DECEMBER:

FUNDS OF THE SOCIETY.

Income and Expenditure account (above)

Represented by:

Current Assets in

Building Society Account.

At Bank (a/c closed 29.2.84)

Cash.

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
Income and Expenditure account (above)	782.05	838.12	857.94	890.72
Current Assets in Building Society Account.	777.50	833.57	853.39	859.17
At Bank (a/c closed 29.2.84)	-	-	-	-
Cash.	4.55	4.55	4.55	31.55
	<u>£ 782.05</u>	<u>£ 838.12</u>	<u>£ 857.94</u>	<u>£ 890.72</u>

The foregoing Balance Sheet and Income and Expenditure account give, in our opinion, a true and fair view of the state of the affairs of the Society as at the 31. December 1984, 1985, 1986 and 1987, and of the surplus for the years ended on those dates, as disclosed by the records of the Society and information and records supplied to us.

C. E. BAKER.  
Gosley Lodge Bishopstone.

A. HELBLING.  
Duskin Farm, Kingston.  
JANUARY 1988.





# Nailbourne Protection Society

3, Whitelocks Close,  
Kingston,  
Canterbury,  
Kent,  
CT4 6JG

26th September, 1987

The County Planning Officer,  
Springfield,  
Maidstone,  
Kent.

Dear Sir,

Re: KENT STRUCTURE PLAN

This Society opposes the proposed changes to the Kent Structure Plan. The proposals reverse the necessary controls and restrictions on developments which the special Kent Countryside merits, and which are stated so clearly in the Structure Plan at present. It is unacceptable that the Kent Countryside should be sacrificed to "economic development" concepts which, as subtly worded in the proposals, would allow planners and developers to do whatever they wish, and justify doing so by quoting nebulous and contradictory policy statements contained within the proposals.

It is unacceptable that Green Belt land is to lose so much of its protection.

It is unacceptable that proposed changes allow for the release of more land for manufacturing, industry, warehouses, offices, etc., and that the proposed strategies are worded to justify as developers wish, such developments.

It is unacceptable that such expressions as "clear reasons" be used; such expressions are open to any interpretation, or allow for rejection of reasons.

Paragraph 8.4 and 8.5 are convenient contradictions, which if adopted would allow for developments by quoting whichever statement is convenient.

Policy strategies RS1 and RS2 are again contradictory. Similarly RS.3 and RS.4 allow for any convenient interpretation by developers to justify any development.

cont....



Nailbourne Protection Scy to County Planning Officer - Kent Struct.

Policy RS.6 uses the term "exceptional circumstances" - a convenient piece of terminology.

It is sadly evident that the proposed changes are an "about turn" regarding planning and development to allow almost any development at the expenses of Kent's most valuable asset - its delightful rural countryside.

There is nothing of merit in these proposed changes, and they should not be accepted.

Yours faithfully,

I.D. Taylor

I.D. Taylor,  
Honorary Secretary.





County Planning Officer:

Tel: Maidstone (0622) 671411

I.D. Taylor,  
Hon. Secretary,  
3 Whitelocks Close,  
Kingston,  
Canterbury CT4 6JG

Extension: 3161  
Ask for: Mrs. Macleod  
Our ref: DCC3/197/1  
Your ref:  
Date: 6th October, 1987

Chief Executive  
of the County Council  
Paul R. Sabin

Dear Sir,

Kent Structure Plan Second Review and Alterations

Thank you for your letter of 26th September, 1987, referring to the current review of the Kent Structure Plan.

Your representations will be considered and taken into account before the policies are finalised for submission to the Secretary of State for the Environment around the end of the year, for his approval.

Yours faithfully,

*Janette Macleod*

for County Planning Officer

DC3KSP1.ML1



THE DRAFT KENT STRUCTURE PLAN (SECOND REVIEW)

INITIAL COMMENTS OF THE COUNCIL FOR THE PROTECTION OF RURAL ENGLAND

The Kent County Structure Plan is a document of enormous importance. It is the principal statement of how much development should take place around the County over the next ten years. As a blueprint for balancing competing interests in both urban and rural areas it is vital that it commands public support. It is then much more likely that the policies it contains will be adhered to when decisions are reached on individual proposals. This is the most efficient way of ensuring proper strategic planning and avoiding a development free for all.

The Council for the Protection of Rural England is a strong supporter of the principle of Structure Plans and Local Plans. The Kent Branch of CPRE has a long-standing involvement in planning topics in the County, and is keen to see the revised Structure Plan uphold the achievements of the post war years which have kept the County relatively unspoilt by bad modern development. Unfortunately, the tone and detail of the Consultation Draft of the new Structure Plan indicate a move in the wrong direction. The policies are significantly more lax than in the past and in CPRE's view represent a substantial threat to the countryside. Kent County Council is recommended to restore policies that will encourage more urban renewal and less development on green field sites.

The comments which follow are divided according to the chapters of the proposed Structure Plan.

The Strategy

The new policy S1 on Economic Development is founded on the view that in the revised Kent Structure Plan "there should be a more positive planning attitude to economic development" (paragraph 2.9(a)) and that "Policy S1 should therefore emphasise a welcoming attitude to new investment and economic development in Kent" (paragraph 3.6(a)). This gives the mistaken impression that the current Structure Plan is unduly restrictive. It is not. Paragraph 3.3 and 3.4 of the existing Structure Plan operative from 19 January 1984 show that policies have already been changed to welcome pressures for growth in Kent: "the intention is that the future pace of development generally should shift in emphasis from development being led by population pressures, arising from its growth and redistribution, to being led by the growth of economic activity and employment. The principal theme of the Strategy, therefore, is the encouragement of growth of economic activity and employment in the county, where most beneficial to the creation of additional wealth or the improvement of inadequate local employment opportunities".

*nebulous*

CPRE agrees that efforts to support the economic welfare of Kent should be sustained, just as every Structure Plan in every county tries to do. The existing Structure Plan is adequate for the purpose. We shall demonstrate (below) that in Kent far more land has been allocated for economic development and for housing than has been required, but that development has still not materialised to the extent expected. Demand has simply not been sufficient to take advantage of the opportunities that the County and District Councils have made available. The suggestion that the revised Structure Plan should adopt a more welcoming attitude to investment by making more land available therefore seems to CPRE to be misplaced and potentially dangerous. More, superfluous, land releases could threaten well-established policies to protect the countryside. Policies for the Green Belt and for various categories of development have been amended in ways that threaten green field sites to a quite unnecessary degree. The Plan gives the impression of being a somewhat desperate attempt to raise the relative prosperity of Kent in the South East, measured against the 'economic indicators' given in paragraph 3.4, which is to be achieved in some cases at the expense of the countryside.



Policy S1 makes a significant change from the equivalent policy in the current Structure Plan. Instead of sensibly indicating the main areas of Kent where "a readily available supply of land and sites will be provided for further industrial/warehousing and office development", the new policy offers to make available "a wide range of different types of attractive sites wherever possible in all parts of the county" (emphasis added). It is in the nature of Kent's diversity and the location of the Metropolitan Green Belt that this policy could only be achieved by release of Green Belt land and by the release of environmentally attractive sites in eastern Kent. This is implicitly recognised in the policies for mid and west Kent, as paragraph 3.3(a) indicates for this area: "Given its accessibility this potential [for economic growth] should be recognised in the interests of Kent as a whole." If this policy was implemented, the pressures of market forces would ensure the take up of preferred sites in western Kent and not in the locations which the Plan claims to be targeting for new investment. The result would be a county with wider economic divisions, not narrower ones, and having endured the loss of valuable green field sites.

The specific locational policies in Policy S1 demonstrate the scale of the attack likely on the countryside. Where conflicts arise in East Kent, priority will be given over other planning policies to releasing land for economic development. There will be few real controls on land release at Ashford. The reference at Dartford to allowing new development "without detriment to the functions of the Green Belt" is weasel words: Kent County Council has already promoted development in the Green Belt on the north side of Dartford, and the expression confuses "the functions of the Green Belt" with the Green Belt itself. The proposed policy simply means that there will be development in the Green Belt or a redefinition of Green Belt boundaries to allow it. There are substantial tracts of vacant and under-used land in the Gravesend area that should be developed instead. Around Sevenoaks, Tonbridge and Swanley the Green Belt will give way to headquarters offices and research organisations, in open defiance of Government policy. These "special types of firm" should locate at alternative suitable sites not in the Green Belt. To accept the argument that they "need" sites in the Green Belt in West Kent would be a self-fulfilling prophecy.

CPRE welcomes Policy S2 on the provision of infrastructure and services. It is agreed that:

- attention should be focussed on the four Economic Priority Areas identified;
- positive and direct means of achieving economic revival will be necessary in these locations (ie that restraints on development elsewhere are unlikely to be sufficient to ensure development in the Priority Areas on the scale desired); and
- the County Council should continue to influence the main infrastructure agencies to ensure that they accord with Structure Plan priorities.

Complementary to these policies, the following policy should be reinstated in the Plan, in the same way as the current approved Plan: "In preference to taking fresh land for development, the most effective use of land will be made within the existing built-up confines of settlements." The proposed removal of this policy worries CPRE.

There is much in the principles set out for housing land in Policy S3 with which CPRE agrees, in particular concentration of development in the main urban areas. However, CPRE does not accept the extremely high indicative figures for projected housing requirements in paragraph 3.9. Also, the policy is silent on the scale of housing requirements attributable to the Channel Tunnel (and indeed attributable to natural growth and migration). It is vitally important that the policy distinguishes the sources of the growth expected in housing demand, so that a proper assessment of the proposals can be made. The Kent Impact Study on the consequences of the Channel Tunnel is unjustifiably glib in its attitude to the serious impact this development will have on Kent as a whole. This is a significant impediment to proper evaluation of the Structure



Plan. The absence of statements in either the Kent Impact Study or the Draft Structure Plan on what the consequences of the Channel Tunnel will be or how they are to be handled to safeguard the Kent environment are matters of deep concern to CPRE. The sensible policy for phasing housing land releases in the approved Structure Plan should be retained in the revised Plan. The Government has indicated that it continues to approve of such phasing policies, as, for example, in the Modifications to the West Sussex Structure Plan (August 1987).

CPRE objects to the specific policy for housing land release in the Tunbridge Wells, Tonbridge and Sevenoaks area, where it is clear that proposed releases of Green Belt land for industry will also necessitate release of further land in the Green Belt for housing. There should be every endeavour to overcome the infrastructure problems in the Medway Towns and elsewhere.

There is an unfortunate difference between the policies for economic development and those for housing. Regarding economic development, the proposed Plan accepts that investment can be steered to Ashford and also that it can be steered elsewhere by the provision of necessary investment in infrastructure. CPRE agrees. This is in marked contrast to the Plan's approach to housing, which takes the view that "the scope for redistributing housing pressures is very limited" (paragraph 3.9(f)). It is self-evident that housing and other pressures are already being redistributed in some areas by strong conservation policies, such as Green Belt. The Structure Plan should acknowledge that with a balance of carrots and sticks the housing pressures can be redistributed for the good of the whole county.

The new policy S4 on Retail Development fails to mention the potential conflict between investment in shopping facilities and the environment. This should be remedied. Point (c) of the policy, indicating that at least some large freestanding developments are likely to be allowed, not only could threaten the countryside but is in any case not a logical conclusion from the Explanatory Memorandum. The case for freestanding developments has not been made. We shall comment below on the inadequacy of the detailed policies for shopping.

CPRE welcomes the retention of policy S6 for conservation of the countryside and the introduction of a new policy S5 for the built environment. CPRE supports the explanation given for these policies. The point that is important about these policies for the environment is unfortunately that the proposed Structure Plan makes clear that less weight will be given to them than in the past. The other strategic policies should be moderated, as we have indicated, to stress the importance of maintaining a high quality environment. This should be a primary strategic objective, not a subsidiary one.

#### Economic Development

Policies ED1 and ED2 propose the release of much more land for manufacturing industry, warehousing, services and offices than the current approved plan. In all eighteen planning areas the site areas/floorspace allocated for both industry and offices are as much as or more than the amounts proposed in the approved plan. The increases are particularly large for offices, where nearly 50% more floorspace is proposed for the period 1986-91 than for the same period in the approved plan. Sevenoaks, Swanley and Tunbridge Wells will each be expected to provide a further 10,000 square meters of office floorspace before 1991, even though these are settlements in the Green Belt. This will put further pressure on the housing market in those areas. It also threatens to undermine the character of these towns, especially Sevenoaks which has seen a proportionately large change in the quantity of offices built in the town.

CPRE contends that the proposed land allocations for offices and particularly for industry are once again far too high. They have more to do with optimism than requirements. The large selection on offer will simply ensure that plum sites are taken, and make urban regeneration and countryside protection more difficult. This is effectively admitted in the



explanation of Policy ED3, where reference is made to substituting new better quality sites for 'non-developable' commitments in some cases. The second sentence of Policy ED 3(a), which gives effect to this, should be deleted. Emphasis should instead be put on Policy ED 3(c), which recognises the scope for upgrading sites to a standard where they become economically attractive.

CPRE accepts in principle policy ED3(d) for the identification in appropriate local plans of sites for high technology firms, but the policy must be significantly qualified to protect the environment. No such site should be contemplated in any part of the County designated for protection, such as Green Belt, Areas of Outstanding Natural Beauty and Areas of special significance for countryside conservation. Provision should also be written into the policy that only sites that are well-screened and served by adequate pre-existing infrastructure will be considered.

Policy ED 3(e), allowing for exceptional circumstances to let particular firms use environmentally sensitive sites, should be deleted. Environmental protection policies should not be set aside, just because certain types of industry, eg high technology industry, wish to locate in attractive places. CPRE urges all planning authorities to adopt a consistent attitude, ensuring that one locality cannot be played off against another and that development takes place instead in accordance with approved plans.

Policy ED7 on the release of Green Belt north of Dartford should be deleted. The presence of Dartford, Gravesend and Northfleet in a line of settlement moving out from London along the Thames means that the Green Belt in this area is narrow and fragmented. All that remains should be vigorously protected. It is therefore a misuse of language to refer to land that the County Council believes "does not contribute to the purposes of the Green Belt". CPRE has objected to various schemes for development of this threatened and in parts ecologically important land north of Dartford and deplores further efforts by the County Council to destroy it. The proposals for Joyce Green hospital are completely at variance with the recent Government policy Circular 12/87 on 'Redundant Hospital Sites in Green Belts: Planning Guidelines', which emphasises the desirability of finding alternative institutional uses for existing buildings and for avoiding development of hospital grounds.

The Economic Development policies contain virtually no reference to protection of the environment. CPRE therefore views with considerable alarm the proposal to drop policies in the current approved Plan which control industrial development and offices in areas of development restraint, essentially Canterbury and West Kent. The County Council should not play down its responsibilities for protecting built up and rural areas of great environmental value.

#### Housing Development

The housing land allocations in Policy HD1 for the three five year periods to 2001 are remarkably high, and CPRE wishes to see them dramatically reduced. For 1986-91, the proposals are nearly 50% higher than in the current approved Plan. For the 1990s, the proposed scale of housing development is well over 50% more than proposed in the SERPLAN figures as recently as 1985. Paragraph 5.8 fails to point out that the SERPLAN figure of 35,500 houses in the 1990s was one approved by Kent County Council at the time. CPRE does not believe that such a massively different figure only two years later can carry credibility. The SERPLAN figures also make abundantly clear that the South East region expects to see a substantial decline in housing demand in the 1990s compared with the 1980s: 460,000 houses built rather than 638,000 expected in the 1980s. This decline of 30% is not reflected in the Kent figures.

The reality is that Kent County Council has consistently allocated too much land for housing. Demand has not matched supply. This can be illustrated clearly by comparing past Structure Plan policies with the land made available for housing and the number of houses actually built.



The First Structure Plan covered the period 1979 to 1986. This expected 42,300 houses to be built, implying an annual building rate of around 6,040. This building rate was not achieved. Looking back, we now know that 38,000 houses were built in that period, 10% short of expectations. This was not due to any shortage of building land. In mid-1981 the County had 10% more land available than needed to meet the five years worth of supply stipulated by Government under this plan.

The First Alteration to the Structure Plan, rolling policies forward to 1991 and approved in December 1983, suggested that 61,600 houses would be built between 1979 and 1991 (41,200 in 1979 to 1986 and 20,400 in 1986 to 1991). This reduced the annual expected building rate to around 5,900 in 1979-86 and 4,080 in 1986-91. The annual building rate in 1979-86 turned out to be about 5,430. Again, demand did not meet the expectations of the plan. More than that, the land available for house building (within five years) at mid-1986 was sufficient for 32,800 houses, enough for 6560 houses annually. This is substantially more than enough to satisfy historic building rates, and 61% more than enough for the building rate indicated in the plan for 1986-91.

The proposed Draft Second Alteration to the Structure Plan proposes to make land available for 29,000 houses between 1986 and 1991, nearly 50% more than the 20,400 houses in the current approved plan. Despite this astonishing increase, there was still more than enough land available at mid-1986 to ensure at least five years' worth of supply at this elevated rate. It is therefore hardly surprising that paragraph 5.7 concludes that there is no need to make further provision for the period 1986-91. The amount of land available could sustain a rate of house building never before achieved in Kent.

The proposals in the draft Structure Plan are excessive. There is no indication that demand will rise so substantially as to necessitate the scale of building proposed. The building rate in the period 1986-91 is expected to rise substantially and then to stay higher in the 1990s than the rate achieved since 1979, even though regional projections (and the current Structure Plan) predict a gradual downturn in the housing market after the mid 1980s. Very substantial amounts of land are already available to meet the demand likely to occur, and are even sufficient to satisfy the inflated requirements of the proposed Plan. The small amounts likely to be needed to satisfy the requirements of the period 1991-6 can easily be found. The County Council has completely failed to make its case, in CPRE's view, for further substantial land releases and for the impact on the countryside which they imply.

Turning to specific locations for housing development, CPRE accepts the principle of a continued growth status for Ashford. Development here should be kept so far as possible within the town's proposed Southern Orbital Road. Countryside protection policies should continue to be applied to villages in the District, accepting that there is potential for some growth in selected villages but that the pace of change should not be damagingly fast.

The proposed policies for Dartford are in a head-on clash with Government policy for the Green Belt. It is erroneous for the County Council to believe that significant development stimulated by the M25 is likely to be anything other than in conflict with Green Belt policy. CPRE does not accept that this key strategic regional policy for the London area should be set aside in Dartford or anywhere else.

CPRE welcomes the proposed policy for meeting only local growth in the housing market in the Canterbury area. Under these circumstances, and allowing for development in Ashford to offset any shortfalls, CPRE can see no justification for even considering the option of "a major development away from Canterbury itself", and wishes to see this reference deleted from paragraph 5.11. The subsequent suggestion that "An option for a major high-profile expansion central to the whole area [of NE Kent] and related to the A2 should be explored for the longer term" is in no way explained or justified in the Explanatory Memorandum, applies only beyond the Structure Plan period and in CPRE's view is damaging and alarming. It should be deleted.



In Policy HD1 for the most part the local housing figures used in the currently approved Structure Plan should replace those now proposed for the period to 1991. This would involve substantial reductions in the housing development proposed in Dartford, Tunbridge Wells, Maidstone/Malling, Canterbury, Herne Bay/Whitstable, Shepway and Thanet. Allocations in most areas should be drastically cut in the period 1991-6.

CPRE thoroughly welcomes the principles behind policy HD2 for making full use of 'windfall' sites and welcomes the policy, with the exception of the last sentence which would allow development beyond the Plan's proposed quantities. If substantial windfall sites arise, then housing land allocations should be cut back to ensure that the number of houses desired in an area is not significantly exceeded. To do otherwise would make a mockery of Structure Plan policies for housing provision: it is the number of houses built that matters, not whether they arise on allocated sites or windfall sites.

Policy HD3 on a strategy to minimise conflicts between housing development and countryside protection is based on the housing need being at the alarmingly high levels proposed in Policy HD1. If requirements were indeed that high, then the options for consideration would be worthy of study at the local level (with the exception of schemes proposed in East Kent in policy HD3(c)). CPRE does not accept that the conflicts need be anything like as serious, especially in view of the general agreement that no further major land releases are required for the next five years. The need to consider new settlements in so many places and similarly for major greenfield expansions of existing settlements appear to CPRE to be unnecessarily alarmist and should be dropped. Far better, and more generally applicable, would be a straight-forward policy for minimising the taking of fresh land, as the policies HEC3 and HEC4 in the current approved Structure Plan attempt to do.

#### Retail Development

CPRE welcomes the review of retailing policies in the Structure Plan because of the increase in consumer expenditure now forecast. The criteria for assessing proposals for new retail developments of strategic importance are useful so far as they go. However, the underlying objective behind the policies appears to CPRE to offer insufficient guidance on the type of development that the Structure Plan would prefer to see. It leaves too much scope, in CPRE's view, for major out-of-town retail development, whereas a policy aimed at concentrating development at existing centres would have been more compatible with other policies in the plan. Out-of-town schemes by definition are not related locationally to the existing provision of most types of infrastructure; they create new patterns of movement rather than reinforce existing ones; they create competition with existing centres, threatening the weakest and therefore having unpredictable consequences in areas needing the greatest support from planning policies; and they set up a more diffuse pattern of urbanisation which threatens the countryside, particularly where development is proposed on greenfield sites. The plan talks of growing pressure for out-of-town shopping facilities, but at no point does it justify policies for allowing that pressure to be accommodated. Policies should be geared to putting a greater onus on prospective developers to demonstrate the inadequacy and unsuitability of opportunities within the built up areas - essentially town centres - before out-of-town locations can be justified. All the criteria should be reworded with this principle in mind.

The one remarkable omission from the criteria in policy RD1 is reference to possible conflicts between out-of-town development and the countryside. There should be a presumption against taking fresh land for shopping purposes, just as policy HD2 gives priority to using urban land for housing. CPRE is extremely concerned by the failure of Policy RD1 to consider adequately the direct impact of shopping development on the countryside, though the recognition of secondary implications of retail development on housing and industrial land is welcome. The policy for improving the attraction of town centres (RD2) is welcomed by CPRE.



CPRE objects to Policy RD5 for major new freestanding shopping centres both in principle and at the proposed locations. It may well be that paragraph 6.16 is correct in stating that "The scope for new free-standing centres depends on a wide geographical trade draw, in nodal positions on the strategic road network" and it may be that those conditions obtain in the three areas mentioned. It does not follow from this that "the growth in expenditure justifies such a centre" in those places. Policy RD5 pre-empts consideration of individual proposals against the criteria in Policy RD1. It also once again ignores the impact that such schemes would inevitably have on the countryside. No effort has been made to justify massive intrusions in rural areas of this kind, and our comments on Policy RD1 apply particularly forcefully to this type of development. It is highly likely that an out-of-town shopping centre in N W Kent would be on land currently designated as Green Belt. Policy RD5 should be deleted and reliance left on the criteria (as improved) in RD1.

#### Metropolitan Green Belt

Chapter 7 of the Draft Structure Plan contains some of the most damaging and worrying policies in the entire Second Review. They arise from a mis-reading of the Government's clearly established policies for the Green Belt and from an approach to development which CPRE believes places insufficient emphasis on protection of the countryside around London.

Paragraph 7.2 is mistaken in claiming that Circular 14/84 on Green Belts does not address the issue of urban areas whose expansion is now constrained due to Green Belt boundaries established many years ago. Circular 14/84 makes clear that "The essential characteristic of Green Belts is their permanence" (para. 3). It continues: "detailed Green Belt boundaries defined in adopted local plans or earlier approved development plans should be altered only exceptionally" (emphasis added). It also says of local authorities that "While making provision for development in general conformity with the Structure Plan they should satisfy themselves that Green Belt boundaries will not need to be altered at the end of that period" (para 4). There was no indication in the preparation or approval of the current Structure Plan that such a review would now be necessary.

The difference between the Explanatory Memorandum of the Second Review and that of the current approved Structure Plan could scarcely be more marked. For example, the latter talks of the Green Belt boundary in North West Kent (now proposed for relaxation) as having been "approved as recently as 1977", (para. 7.6) and of the Government's intention for Green Belt boundaries "that once the boundaries have been established, they should not be subject to alteration" (para 7.7). The Second Review, on the other hand, suggests that "ways should be explored to lessen the rigour of Green Belt restraint in West Kent in order to provide opportunities whereby the advantages of the M25 in this eastern part of the region can be capitalised on" (para 7.4), and blandly asserts that "It is quite possible to meet the objective of accommodating selective new development without compromising these Green Belt functions" (para 7.6). These and similar comments indicate an attempt by the County Council to evade Green Belt policy rather than support it. If Green Belt policy has begun after 30 years to bite hard in constraining outward expansion of settlements, it has clearly begun to do its job.

The Second Review is very clear about the kind of development it wishes to secure on what is currently Green Belt. In north Dartford reference is made to "housing land", "land suitable for distribution" (ie warehousing), "related activities" (which could be anything), and opportunities for "new employment, if land north and east of the town is released from the Green Belt". Policy ED7 refers also to (principally) "high quality business park, office, research, leisure and recreation uses". Coupled with a possible out-of-town shopping centre in north west Kent there is little for which the Green Belt is not intended to be swallowed up. All the uses described are activities that the Government has emphasised as unsuitable in Green Belt, unless there are exceptional circumstances. The absence of any effort by the County Council to claim such



exceptional circumstances in north Dartford, and the enormous variety of uses to which land is proposed to be put, show that the major relaxation of this strategic policy now proposed cannot possibly be justified.

Policy MGB3 on redefining Green Belt boundaries should be deleted. It is hypocritical of the plan to claim that Green Belt boundaries should be adjusted "to new edges, which will endure for the long term", when the proposals themselves deny the long term endurance of existing boundaries that have been in place for up to thirty years (or as little as ten years). It is also misleading of the policy to refer to "conflict with the purposes of the Green Belt" as if this somehow exonerated adjusting the Green Belt. The reading of the purpose of Green Belt is extremely narrow, referring in the case of Dartford to a claimed situation where "there would be no loss to Green Belt objectives provided a managed green wedge is maintained either side of the Darent/Thames confluence as a break between Dartford and Erith" (para 7.6). This argument could be used to justify development almost anywhere in the Green Belt provided a one-field green wedge was retained between settlements expanding towards each other. The purpose of the Green Belt is "to ensure an appreciable rural zone all around the built-up area concerned" (Circular 42/55, para 4), and not simply green alleys between urban areas.

In the particular case of Sevenoaks and Swanley, Kent County Council is attempting to rewrite Government policy. "The aim here is to accommodate new types of business which require a high quality 'green' environment, for which there is a lack of provision" (para 7.6). This does not appear to CPRE to be a sufficient reason for industrial development in the Green Belt. The County Council proposes to redefine boundaries, which CPRE opposes for reasons given above. The Council also proposes to redefine the meaning of an institution in large grounds to allow development to proceed which it hopes to secure. If such a redefinition, as proposed in the qualification of policy MGB2, is to be the policy, it is for central Government to give national advice on the matter, not for the County Council. "Exceptional circumstances" to justify development in the Green Belt can by definition only be considered on a case by case basis, and CPRE views it as wholly inappropriate for Kent County Council to decide in advance on an entire class of scheme - high quality business uses - that can constitute such an exception.

Both proposed new policies should be deleted. They are destabilising of well-established policy, flout Government advice, and are exceptionally damaging to the countryside.

#### Rural Settlements

The pre-occupation of the Second Review with attracting investment to the County has caused rural settlements to be looked upon as an element of the County's image and for their contribution to tourism potential. For residents - and indeed for many visitors - it is the continuity of life in rural settlements that gives satisfaction, and they should be viewed as existing as much for their own sake as for their contribution to the County's gross domestic product. CPRE supports high quality development, advocated in policy RS1, because this is inherently desirable, (rather than for the County Council's purpose of making Kent a place where people and firms wish to invest).

CPRE supports policy S4 for the concentration of urban development in the eighteen main areas. The new rural settlement policies will tend to detract from this objective by advocating a slightly slacker policy for conservation than does the approved plan. CPRE is not convinced that a case has been made for departing from the present policies, particularly RS1.



The idea behind Policy RS3 has some value in identifying settlements where development can and cannot be accepted, despite the implied relaxation of restraint policy, but has not yet been advanced to a stage where it is ready for discussion in the context of Structure Plan Alterations, in CPRE's view. It is unreliable and undemocratic for Policy RS3 not to include at this Draft Plan stage its specific proposals for particular villages and to rely instead on District Councils bringing forward proposals "prior to their approval by the Secretary of State". There could well be no opportunity for serious public involvement in deciding which villages would be appropriate for the two categories proposed. CPRE therefore urges that the section on 'Housing development at rural settlements' should be dropped, and a separate Alteration brought forward later.

Policy RS5 allowing changes of use of genuinely redundant rural buildings should be modified to refer only to buildings of architectural or aesthetic quality. Many conversions are currently proposed of unsuitable buildings, like cowsheds, that may actually detract from the landscape. Policy RS4 adequately meets the needs of new businesses without allowing conversions of buildings that would be refused permission for conversion to residential use. Further, the suggestion in paragraph 8.1 stressing that "subsequent expansion of small businesses which would be detrimental to the character of a settlement or its setting, or inappropriate to local employment needs, should be resisted" should be elevated to the status of a policy if it is to have any effect.

CPRE has found the existing guidance on hamlets and sporadic development useful and widely applicable. The rewording in policy RS6 introduces new matters that concern CPRE. It is not clear why any reference needs to be made to redundant institutions, and CPRE harbours doubts that this could be misused to justify undesirable schemes like a new settlement at Leybourne Grange hospital. The former wording should be reinstated in point (b) of the policy, requiring provision for development "to improve the social functioning of the settlement to which it relates". This gives a strong local flavour to such schemes, which the proposed new policy sadly lacks.



# Council for the Protection of Rural England

## KENT BRANCH

PATRON: Her Majesty the Queen



The Oast, Coldharbour Farm, Amage Road,  
Wye, Ashford, Kent TN25 5DB  
Telephone (0233) 813172

Our Ref: DCA/cb

3rd September, 1987

TO: All Amenity Societies

Dear Sir/Madam,

Re: Kent Structure Plan (Second Review)

As you will know, the Kent Structure Plan is currently under review. Comments relating to the contents of the Review Document must be received by the County Planning Officer not later than Wednesday, 30th September.

CPRE has always made clear, both nationally and locally, its strong support for the Development Planning System, and in particular the necessity for a county perspective on development issues. However, the current Review Document contains much of considerable concern to CPRE.

I am enclosing a copy of our initial comments, on the Draft Plan. I would be most grateful if you could draw this to the attention of your Members at the earliest opportunity, and hope that you will feel able to support our comments in your own submission.

It is vital that major changes are made to the Review at this stage to ensure the continued sensible protection of Kent's countryside. Please make your Society's voice heard.

Should you wish to discuss this matter, please do not hesitate to contact me direct.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Allford', written over a horizontal line.

David Allford  
Conservation Officer

Enc.



Charity Reg. No. 286183

President: Rt. Hon. Lord Deedes of Aldington, MC, DL  
Chairman : Hugh R. Finn, CBE, DL, Vice-Chairman : Charles P. Oliver  
Hon. Secretary : J. R. Hudson

Conservation Officer : David C. Allford, B.Sc.



PLANNING APPLICATION-BARHAM DOWNS, KINGSTON

(Notes made from the submission on show at Halfway House 12/11  
Whilst every effort has been made to keep these notes accurate,  
they are a brief precis & precise accuracy is not certain.)

APPLICATION No. \_\_\_\_\_ under Section 27.

For change of use on 57.5 acres NOT forming part of agricultural holding. Formally agricultural, "currently not in use", to provide:- Shops, caravan park, hotel, "fast food centre", Tourist Information Centre, "East Kent Industrial, Commercial, & Tourism Centre", Fuel, Garage & toilet facilities

By:- A. STIBBE Esq., C/o. Town Planning Consultancy, 89, Southwark Street, London, SE1 0HX.

Sect. 1 Access only from A.2 & "little used" footpaths.

Sect. 2 contains brief outlines of scheme detailed later.

Sect. 3 Location of facilities to be agreed later.

Sect. 4

4.1 The demand for such facilities is clearly set out in the Kent Structure Plan - 2nd. Review. 4.2 Preliminary discussions.

4.3 No objections raised. Encouragement from K.C.C., Dover & Shepway D.C.s. 4.4 Dover Harbour Board would like 3-5 acres.

Several large companies are interested. Canterbury City will make Planning decision. (Their reaction to date not mentioned)

Sect. 5 FLOORSPACE. (Building size)

5.1 Tourist Information Office 10,000 SqFt. on 2 acres.

5.2 Dover Harbour Board, Inland Clearance Depot for freight, plus other facilities on 4 acres (Building not specified)

5.3 N. of A.2. 24hr. Transport Cafe 7,500-10,000 SqFt. on 3 acres. Similar but smaller facilities S. of A.2.

5.4 3 acres with facilities for private motorists, 12,500 SqFt. buildings. Similar, possibly smaller, facilities S. of A.2.

5.5 Hotel, 40,000-45,000 SqFt. with 90-120 bedrooms to 2/3 Star standard. No conference or sports facilities, "which will be provided at the Spinning Wheel, 2 miles south". on 3.75 acres.

5.6 N. of A.2, Transit caravan/camping site. Building 2,500 SqFt. (No acreage given). Possibly similar south of A.2.

5.7 Large fuel & forecourt facilities both sides of road with garage, tyre & other services.

Sect. 6 Employment. 200-250 full time, plus many part-time, mostly in summer. Knock-on effect should produce similar numbers of jobs elsewhere.

Sect. 7 Hours. Mostly 24 hr. including Hotel. Campsite Apr/Oct.

Sect. 8 Access

8.1 Access via slip roads only from A.2.

8.2 No access from other roads.

8.3 Northern access designed to avoid Ancient Monuments.

8.4 Existing footpaths to remain.

8.5 C.class road ("Poor Start") could be incorporated into site road if considered desirable.

Sect. 9 All drainage to be provided by the developers.



Sect.10 Design

10.1 Design to be in sympathy with its situation within the North Downs Area of Outstanding Natural Beauty. All buildings to be in "local style" with tiled roofs & brick walls & not more than 2 storeys high.

Sect.11 There will be no disturbance of known Archeological Sites & Archeologists will be consulted.

Sect.12 Planning

12.1 Proposal is in line with current & proposed criteria & Channel Tunnel & with recent Govt. statements on the development of agricultural land (*Claimed not be agricultural*)

12.2 In line with Kent Structure Plan, Alteration No.1 Document, with modifications, Kent Structure Plan, 2nd. Review, Alternative Consultative Document, & with Kent Impact Study & Govt. circulars & policy statements.

12.3 All of A.2 is in North Downs AONB & so any site chosen for these needed facilities would affect the AONB equally.

12.4 The land is surplus to agricultural needs.

12.5 No trees or hedges to be removed except part of hedge between the two fields S. of A.2. Substantial tree planting would take place including a small (*Size unspecified*) wood close to the Elham Vassley Road. Having been used for agriculture the area is not of major importance to nature conservation, & it does not conflict with Kent policy on development on the North Downs Scarp or Crest.

12.6 The proposals would help to keep port of Dover viable.

12.7 & would strengthen E. Kent's economic growth

12.8 There is a strong need for an Inland Clearance Depot for the Port of Dover & this is the only possible site

12.9 The scheme would encourage tourism &, 12.10 The Hotel is needed in this area.

12.11 Although services on the A.2 already meet the Govt. criteria, the K.C.C. agrees that more services are needed.

12.14 There is need for an inland camp site serving the ports.

12.15 With careful design there need be no adverse effects on landscape within the AONB.

12.19 It would be of assistance to the tourist industry.

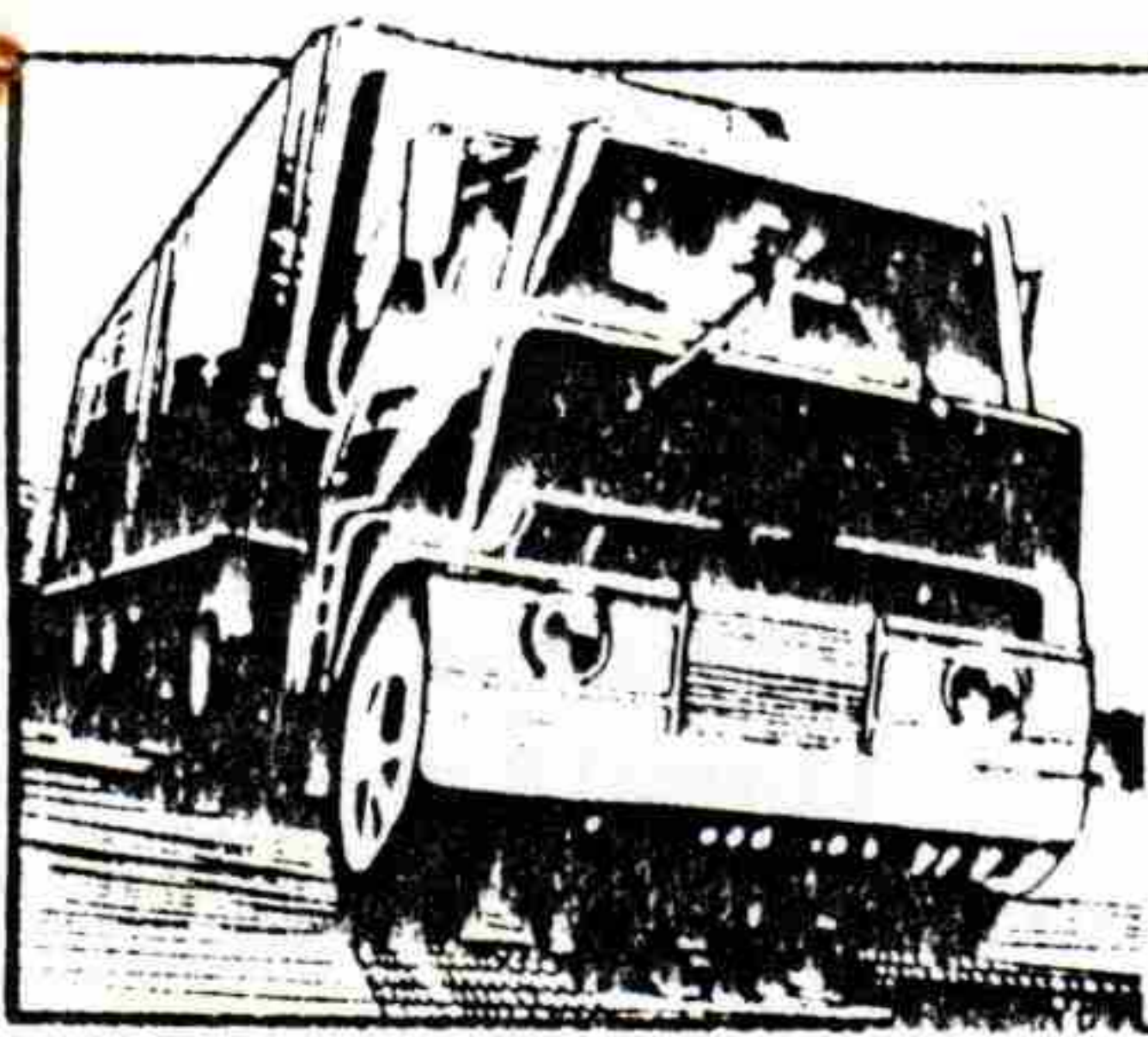
12.20 Kent Policy SP4 presumes against "fresh field" development but any development anywhere along the A.2 must be "fresh field"

12.21 No public money would be required for the scheme & the Rates in Canterbury would benefit considerably.

PLEASE NOTE:

*(Words in italics are my comments & not from the document)*





# Bridge-Canterbury Traffic Group

Campaign to keep Motel traffic out of Bridge and Canterbury

*Chairman:*  
Alan Howland, 'White Gates',  
Bekesbourne Rd., Bridge CT4 5AE  
*Hon. Treasurer:*  
Mrs Pat Wilmshurst, 'Dearnley',  
Bekesbourne Rd., Bridge CT4 5AE  
*Committee:*  
Dr Stuart Field, 'Bourne's Corner',  
Bekesbourne Rd., Bridge CT4 5AE  
Norman Fowler, 'River House',  
High Street, Bridge CT4 5LA  
Mrs Pleasance Kirk, 'Wych Elm',  
High Street, Bridge CT4 5JZ  
John Purchase, 'Mill Cottage',  
Bekesbourne, Canterbury CT4 5HD  
Mrs Margaret Reed, 87 New Dover  
Road, Canterbury CT1 3ED  
Ian Taylor, 3 Whitelocks Close,  
Kingston, Canterbury CT4 6JG

White Gates  
Bekesbourne Rd.  
Bridge  
CT4 5AE

27th Oct. 1978

Dear Sir James,

## Proposed Motel Traffic Problems

On behalf of the Bridge-Canterbury Traffic Action Group may I firstly express our appreciation for the interest you have taken in the road safety issues concerning the proposed Motel development at Pond Cottage and for the opportunity of discussing such matters with you.

As you may recall the outcome of our discussion was your suggestion of a roundabout in the vicinity of Pond Cottage to alleviate the problems of traffic access and egress with the Motel site.

I have conveyed this suggestion to local Councillor Marian Attwood who in turn has put the idea to the Local Highway Officers. I greatly regret having to report that the initial response is not encouraging: the opinion expressed by the officers is that to make the scheme feasible land occupied by Pond Cottage would have to be incorporated irrespective of available land opposite. Councillor Attwood did stress that this was not a detailed or final viewpoint but nonetheless a significant indication as to a formal decision.

As far as the concept of making Bekesbourne Road a one way system in the vicinity of my house the the outcome is once again discouraging. It would seem that the provision of adequate sight lines at the cross roads near Judge Giles Rook's house would be 'expensive'. However, the officer did suggest that an approach be made to the county council on this particular point.

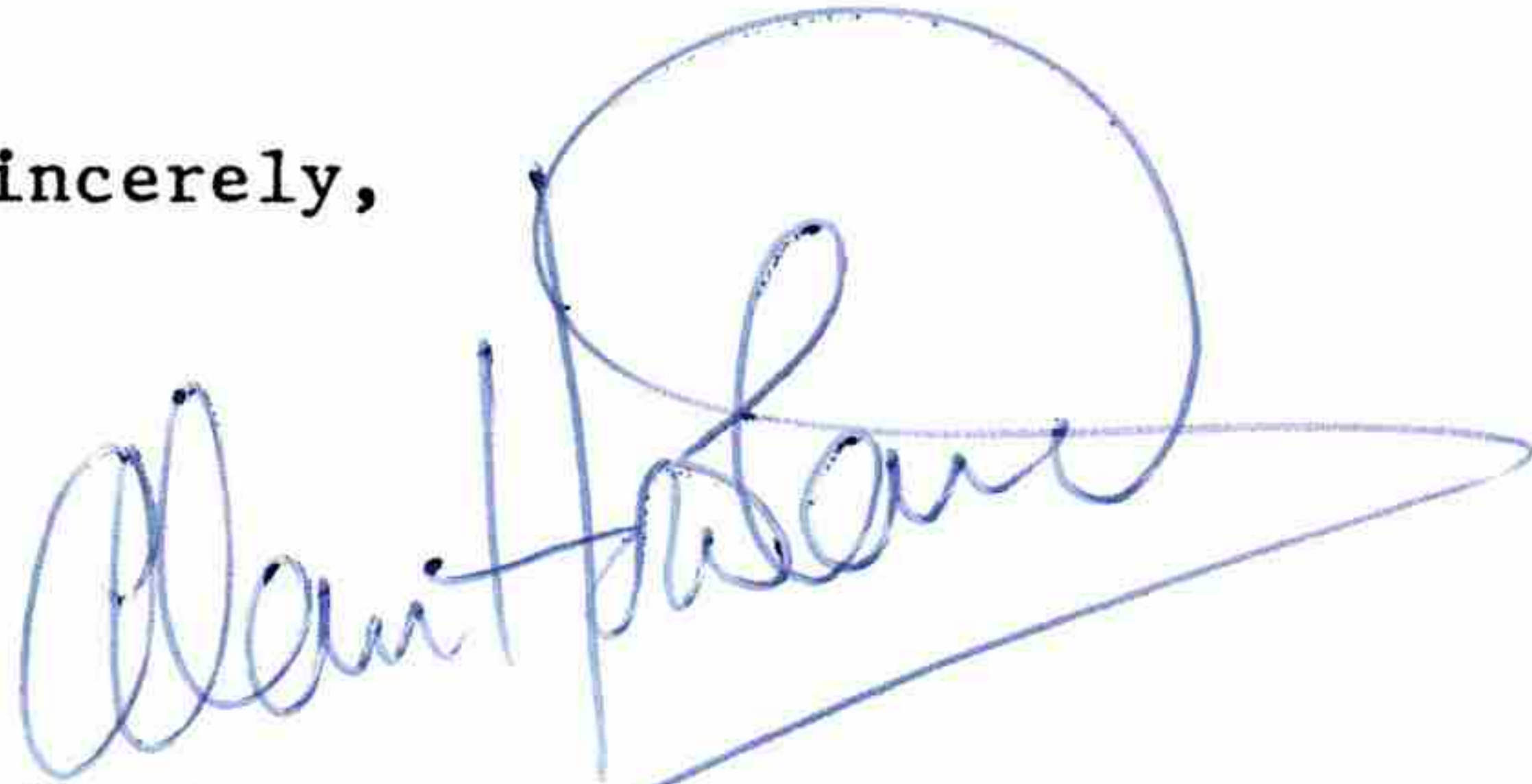
Needless to say I am disappointed at the outcome of both initiatives as I feel both had much to recommend them. Nonetheless I and my Action Group colleagues will continue to seek ways of resolving these difficulties and will make every effort to achieve those objectives.



Meanwhile, should you feel there are other avenues we could explore then obviously we would be only too pleased to do so. Equally if there are areas wherein you feel you could help us in resolving these problems your involvement would be greatly appreciated.

May I once again thank you for the interest you have taken in these matters and for the opportunity of discussing them with you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Alan Howland'. The signature is stylized with a large, circular flourish at the top and a long, sweeping underline that extends to the right.

Alan Howland  
Chairman Bridge-Canterbury Traffic Action Group





# Nailbourne Protection Society

3, Whitelocks Close,  
Kingston,  
Canterbury,  
Kent, CT4 6JG

Department of the Environment,  
Charles House,  
375, Kensington High Street,  
London,  
W14 8QH

1st May 1987

Dear Sir,

re : Appeal by Mr P.J.Bell  
Ref : SE 2/5273/460/3

This Society unreservedly supports the Canterbury City Council in requiring Mr P.J.Bell to replant 2.9 acres of Woodland at Featherley Wood, Kingston, which was grubbed in contravention of a Tree Preservation Order.

Inadequate notice and time prevents fuller representations to be made, and a prior commitment precludes my attendance at the Public Inquiry.

1. Mr.Bell's grubbing out of the Woodland was an undoubted contravention of the Tree Preservation Order, and a deliberate act conducted with knowledge of the Tree Preservation Order.
2. There is evidence to support that Mr Bell had knowledge of the ancient Woodland status of the 2.9 acres, and of the Canterbury City Council's intention to protect the Woodland before he even purchased the Woodland.
3. After being served with notice to stop, Mr Bell continued to cause the Woodland to be grubbed out. As late as Monday 21st July 1986, I was at Featherley Wood, Kingston (I live in Kingston), and observed that trees subject to the Preservation Order were being grubbed out and the stools burned on the site.

cont.





# Nailbourne Protection Society

Appeal Mr P.J.Bell,ref : SE 2/5273/460/3 cont.

4. As at this time Mr. Bell had made a claim for compensation for not being allowed to grub out the trees, he had accepted, by virtue of that application for compensation, that he did not have legal entitlement to grub out the trees.
5. Mr. Bell's conduct, which has been the subject of the Canterbury City Council's Planning Committee consideration, a Public Inquiry Hearing, and further consideration for compensation, and for enforcement proceedings, now appears to be defiant of the law and planning controls to which all persons are subject.
6. The Public Inquiry heard before Mr. Nightingale in February 1984 for the Department of the Environment was well attended by the Public - the Bossingham Village Hall being full for the two days, and the strength of local feeling regarding the need to protect this Woodland voiced sensibly and strongly.
7. This Society submitted some 587 individual letters of objection, collected only during the 2 weeks prior to the Public Inquiry, to Mr. Nightingale, who in September 1984 rejected Mr. Bell's appeal and described the Woodlands as "making a significant contribution to the landscape," and that the Woodlands were "of special interest".
8. The Canterbury City Council is acting entirely in accord with Planning Law and Controls, and previous decisions of the Department of the Environment in requiring Mr. Bell to replant 2.9 acres of Woodland. The Enforcement Notice is correct and appropriate, and this Society expects the Department of the Environment to uphold the Enforcement Order of the Canterbury City Council.
9. This Society requests a copy of the decision of the Department of the Environment in respect of this Appeal.

Yours faithfully,

*Ian D. Taylor*

I.D. Taylor,

Hon. Secretary.



TRAFFIC CENSUS POND COTTAGE, BRIDGE SATURDAY 1.8.84

To DOVER

To CANTERBURY

TIME	PED.	BIKES	LORRY	CAR	TOTAL	PED.	BIKE	LORRY	CAR	TOTAL	TOTAL ALL TRAFFIC (veh. per hour)	veh. per minute	Time between vehicles (sec.)
8-9	-	5	25	138	168	1	11	28	495	535	703	11.7	5.1
9-10	-	3	32	213	248	-	8	31	472	511	759	12.6	4.7
10-11	-	6	43	350	399	-	16	46	667	729	1128	18.8	3.1
11-12	5	7	29	347	388	1	9	28	440	478	866	14.4	4.1
12-1	-	15	30	460	505	3	17	83	870	973	1918	15.9	3.7
1-2	-	5	35	400	440								
2-3	3	19	20	465	507	1	11	20	510	542	1049	17.4	3.4
3-4	-	11	30	465	506	-	17	24	468	509	1015	16.9	3.5
4-5	3	10	18	443	474	-	8	20	323	351	825	13.7	4.3

TOTAL TRAFFIC

8263

in 9 hours

8263 vehicles in 9 hours  
 = 918 vehicles in each hour  
 = 15.3 vehicles per minute  
 = 1 vehicle every 3.9 seconds.





# Nailbourne Protection Society

3, Whitelocks Close,  
Kingston,  
Canterbury, CT4 6JG

Planning Committee,  
Canterbury City Council,  
Military Road,  
Canterbury.

27th July 1987

Dear Sirs,

re CA/87/998/CAN

## Outline Application for Motel adjacent Bridge ByPass

This Society is most anxious about this application and the unacceptable traffic dangers it would create. Whilst recognising Canterbury's need for additional hotel accommodation, this Society object most strongly to this present application.

We understand that the application is for a 100 bedroomed "Motel", clearly an intention to attract motorists. We understand there are proposals for about 110 car parking lots, and that there would be restaurant facilities for non residents.

The traffic generated by such a complex would be considerable.

The only access/egress point is shown on the plan as being at Pond Cottage off/onto the old A2 road into Canterbury. This access/egress is inadequate and dangerous, and would create a "loss of life" danger.

Consider :-

1. Any traffic from Dover leaving the By Pass to cross over the By Pass and enter the proposed Motel would not have sight of the access point until reaching the top of the bridge over the By Pass. The distance from the top of the bridge to the 'turn in' is only 150 yards. Traffic off the By Pass travels at speeds of 50/60, or even 70 m.p.h. - too fast to stop if the access is obstructed by vehicles crossing the A2 road.

cont...



2. Additionally if the narrow access/egress point is obstructed, and traffic 'builds up' waiting to turn into the site, then the distance from the top of the bridge to the rear vehicle waiting in any traffic queue would be even shorter. Accidents, injury, and death would occur.
  3. Traffic leaving the site at Pond Cottage would either turn left to travel through Canterbury, causing more congestion in the City, (why did we spend thousands of pounds building a City By Pass ? ), or attempt to turn right onto the old A2. The congestion and danger thus caused is wholly unacceptable.
  4. Even if traffic is capable of negotiating a right turn onto the A2, only that traffic heading for Dover could proceed satisfactorily, joining the By Pass a short distance ahead. The traffic heading for London would negotiate the triangular route via Bekesbourne Lane and the old road out of Bridge Village to rejoin the By Pass in the London direction. Bekesbourne Lane is about 15 feet wide, without pavements, without lighting, and totally unsuitable for heavy traffic. Bekesbourne Lane is a quiet residential country lane.
  5. It is inconceivable that only car drivers would wish to use the proposed Motel facilities. All manner of vehicles would enter and leave the site. Larger vehicles would require considerable turning circles to enter or leave the site at Pond Cottage, and would necessarily obstruct the 'other side' of the roadway. Heavy vehicles would obstruct and cause danger in the narrow Bekesbourne Lane.
  6. It is inconceivable that the operators of the proposed Motel would discourage drivers of heavy vehicles from using the proposed Motel facilities. The operators will wish to attract as much custom as possible, including coaches.
- It is inconceivable that traffic leaving the site could or would be required to turn left only, as this would cause vehicles to travel through the City causing congestion.

cont...



7. There will be the added problem of larger vehicles visiting the site to service the proposed Motel.
8. Unless and Until a site can be located which will allow for safe access/egress, no application for such a large development which would generate traffic problems should be permitted, even in outline terms.
9. This site is inappropriate in that it is unsuitable for later extension. The Planning Committee Members will have the knowledge and foresight that Motel complex operators will almost certainly seek to extend their business sometime in the future. Traffic problems which mitigate to preclude the granting planning permission now, would be an even greater problem in the future.
10. It would be more sensible, indeed necessary in view of the likely building of the Channel Tunnel, to investigate alternative sites where Canterbury could be provided with a Motel complex, but where dangers and other development problems would be absent.
11. The Planning Committee Members will be aware that "Highland Court", less than a mile away has just closed, and is for sale by Canterbury and Thanet Health District. Highland Court might well be a suitable location for a Motel complex and with sensible design, traffic problems would be overcome.
12. Elected Councillors at Canterbury will not wish to abdicate their onerous responsibility to ensure the safety and well being of the public. On grounds of traffic dangers this present application should not be granted.

Yours faithfully,



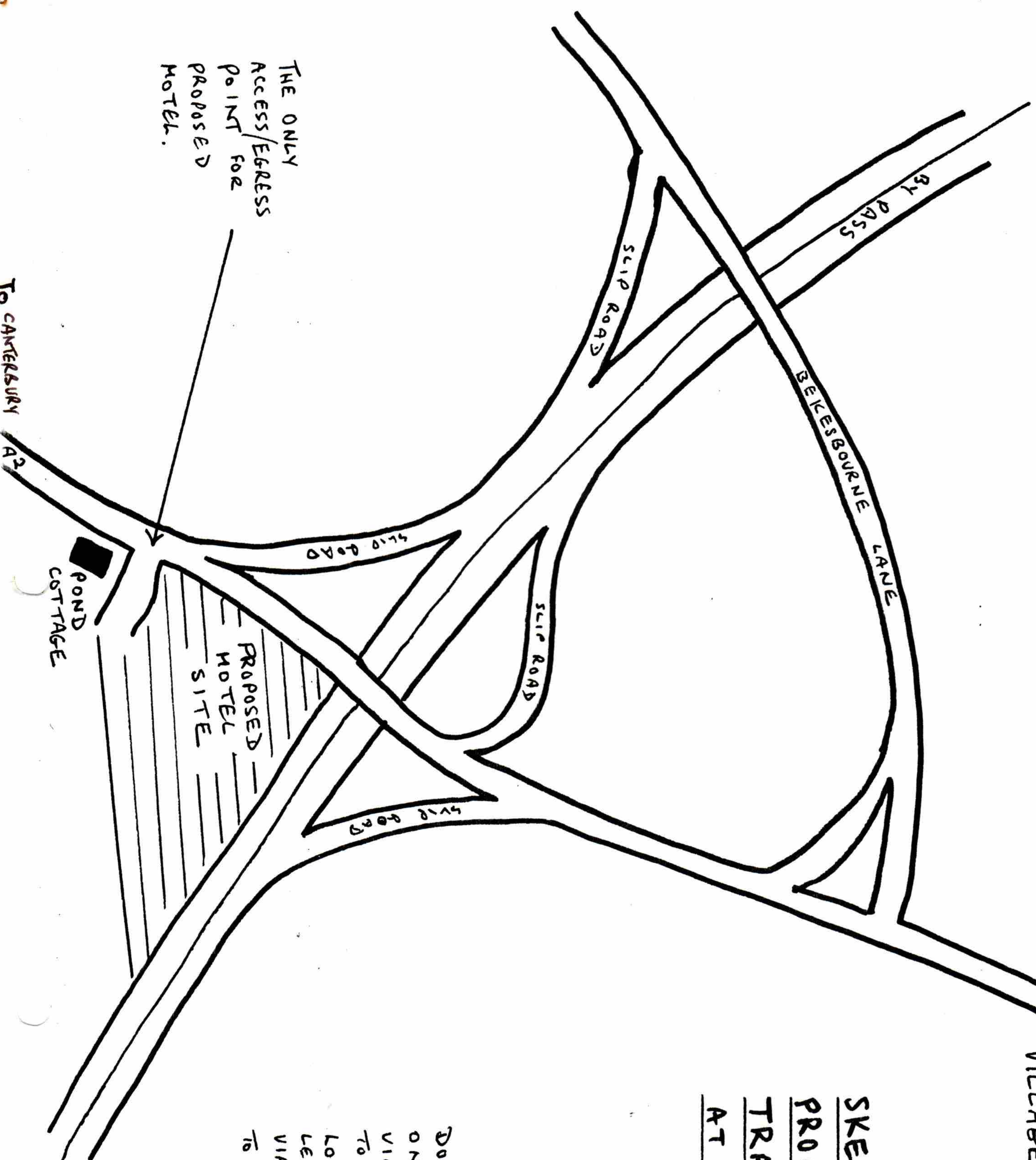
I.D. Taylor  
(Hon. Sec.)

P.S. A census of traffic flow at Pond Cottage will be supplied.



To DOVER

To BRIDGE VILLAGE



THE ONLY ACCESS/EGRESS POINT FOR PROPOSED MOTEL.

SKETCH PLAN OF  
PROPOSED MOTEL  
TRAFFIC SCHEME  
AT BRIDGE.

DOVER BOUND TRAFFIC ON BY PASS MUST TRAVEL VIA BEKESBORNE LANE TO REACH MOTEL.

LONDON BOUND TRAFFIC LEAVING MOTEL MUST TRAVEL VIA BEKESBORNE LANE TO RETURN TO BY PASS

TO LONDON



Date: 15th September 1987  
Your ref:  
Our ref: CA/87/0909/KIN

The Secretary,  
Nailbourne Protection Society,  
3, Whitelocks Close,  
Kingston, CT4 6JG.

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755

DX5314

**CANTERBURY**  
CITY COUNCIL



Ask for:  
ext:

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACTS AND ORDERS.

PROPOSAL: Erection of bungalow with garage,

LOCATION: land adjacent to Iona, The Street, Kingston.

The above proposal, and your representations have been considered by the City Council and I am writing to inform you that it has been decided to GRANT the above development.

Yours faithfully,

M. J. BACON.  
CITY TECHNICAL DIRECTOR.



Woodford,  
Dover Road,  
Barham,  
Nr. Canterbury,  
KENT.

Your Ref: CA/87/1020/BAR

12th August, 1987.

Dear Sir,

I would refer you to the application made recently, ref. No. CA/87/1020/BAR, to site a mobile home on land immediately adjacent to the A.2, known at that point as "Dover Road, Barham", between Out Elmstead Lane and Black Robin Lane.

In response to your invitation I would make the following observations:

1. Although the application is for a mobile home only, I understand that it is the applicants intention to erect a substantial number of large polythene tunnels on the site. This fear is reinforced by the applicants written statement which accompanied his application to you that he intends "intensive horticultural use of the land". Knowledge of the type of produce to be grown and the volume of production required to make the venture have even a very slim chance of viability further confirms the applicants plans for extensive use of polythene tunnels. While I am aware that the application is for a mobile home and not for polythene tunnels I am equally aware that (a) the applicant would not be applying for a mobile home on this site if it were not for his stated intention to develop this land for "intensive horticultural use" and (b) that were he to be granted the permission he seeks, subject to a couple of very minor points, he will then be free to erect as many large polythene tunnels on the Barham Downland as he can physically fit onto this nearly six acre site. Incidentally, the applicant has clearly stated his intention to use polythene tunnels, I am able to provide details of witnesses who will confirm this fact. So while considering the application in its stated form, I would ask that the Council pay special attention to the underlying reasons for the application.

Having established the inevitability of a large acreage of polythene being used, in the event that permission for the mobile home be granted, two causes for concern arise, both serious for entirely different reasons. Firstly, it is difficult to see how the applicant intends to ensure that "the use of the land will be carried out in such a way as not to affect the present visual landscape of the Downland of Barham", to quote from the second paragraph of his statement to you dated 6th July, 1987. I am aware that his 1/500 scale plan shows "screen hedging" but even supposing the applicant has sufficient financial resources to plant such screening immediately, it would be many, many years before it began to form an effective screen to hide a commercial enterprise of this scale. I note from the letter accompanying his application that he has paid A.D.A.S. to produce a report which "appeared to look favourably on the viability of the project", but has the applicant carefully and accurately costed the screening he proposes and is he in a position to carrying out such screening, to be effective before the project commences? Secondly, a point made to me by Dr. Gibson of Out Elmstead Lane is very relevant. He pointed out that the prevailing wind, which is westerly, reaches phenomenal velocities by the time it reaches the top of the bank adjacent to the A.2 and the chances of enormous sheets of polythene being torn free and subsequently blowing along the A.2 are a very real danger. Who would wish to be responsible for the carnage that could ensue? I have lived on my In-laws nursery for fifteen years and have seen tunnels, even in very sheltered areas, totally destroyed by wind.



2. Although the upper entrance to Out Elmstead Lane on the applicants 1/500 scale map is shown as a generous sweeping curve when approached from the Dover direction, the drawing provided gives a very false impression. The turning is a very abrupt and steep exit from the A.2 and quickly becomes very narrow, well before the applicants intended access. There has already been a death at this junction within the last two years and to allow a commercial development of this nature which must, by virtue of the volume of goods being produced generate a great deal of extra traffic requiring access to the premises, be very unwise indeed.

Of course, it may be the applicants intention to attempt to get all vehicles entering and leaving his premises to do so via the full length of Out Elmstead Lane, entering and leaving the Lane at the bottom near Digges Place. This theory is borne out by the applicants "proposed access line" on his 1/500 scale map, which would clearly facilitate entry and exit using the Barham end of Out Elmstead Lane. This option too must be viewed with great concern given that:-

(a) There are a number of elderly residents in this very narrow lane who frequently need to enter and leave their homes either by car or on foot. Very restricted visibility between building and hedgerows and complete lack of pavements make, respectively, a very hazardous operation of both of these requirements.

(b) There is a Mental Aftercare Home in the Lane. Several patients from this Home take their only available daily physical exercise by walking up and down the length of Out Elmstead Lane, again, without the benefit of pavements or indeed, a reasonably wide road in which to do so.

(c) Residents of the Lane regularly leave their cars parked in the Lane on a twenty four hour basis, as is their right. Given that the Lane carries a 6'6" restriction (access only) this normally presents no problem. However, a commercial development like the one which would follow the granting of the permission sought by this application would almost certainly involve heavy goods vehicles either in delivering materials like tunnels, stock plants, peat, fertiliser etc., or taking to market the produce. As an experienced H.G.V. Class 1 driver I can state that I have driven up Out Elmstead Lane on many occasions in a private car and noted that because of parked vehicles it would not have been possible to get through in an H.G.V. of any size. At best, great care would be required and any pedestrians would, at certain points in the Lane, have to climb well up the banks and hold on to the hedge. Inevitably, in order to gain access to the site in question from the bottom end of Out Elmstead Lane, many drivers approaching from Dover direction would turn off the A.2 into Black Robin Lane, which, although not quite as narrow or populous as Out Elmstead Lane, certainly does not need an increase in the volume or indeed, size, of vehicles using it.

Finally, while having no wish to deny the applicant the right to exercise his entrepreneural ambitions, I agree with those local residents and members of the Parish Council who feel that in this area, a Designated Conservation Area, an Area of Outstanding Natural Beauty, the applicant would be better advised to seek a site which is not at an extremely visually prominent point in an exposed position atop the Barham Downland. There are a large number of fields nestling in the valley, surrounded by existing natural woodlands where the applicant could pursue his chosen career without offending anyone, putting old folk at increased risk, causing unsightly scars on the landscape and promoting ribbon development in its most insidious form.

Yours faithfully,

J. E. Bushell



Date: 1st October 1987  
Your ref:  
Our ref: CA/87/1020/BAR

The Secretary,  
Nailbourne Protection Society,  
3, Whitelocks Close,  
Kingston, Canterbury, CT4 6JG.

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755 763763

DX5314

  
**CANTERBURY**  
CITY COUNCIL

Ask for:  
ext:

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACTS AND ORDERS.

PROPOSAL: Siting of one mobile home,

LOCATION: land at Out Elmstead Lane, A2 Dover Road, Barham.

The above proposal, and your representations have been considered by the City Council and I am writing to inform you that it has been decided to REFUSE the above development.

Yours faithfully,



M. J. BACON.  
CITY TECHNICAL DIRECTOR.



Nail Art Soc

3 Whitlocks Close

Kingston

Conisbury

7/9/87

To: Planning Dept  
CCC

Dear Sir,

Re CA/87/1252/BAR

Mobile Home at Little Brook Farm

This Society notes the above application with  
one observation:

It would be appropriate if granted that  
the permission be for temporary permission  
so that a review could take place after

2 years.

Yours faithfully,

Ian D Taylor

Hon Sec.



NAILBOURNE PROTECTION  
SOCIETY

3, Whitelocks Close,  
Kingston,  
Canterbury, CT4 6JG

9th. May, 1981

The Editor,  
Kentish Gazette,  
St. George's Place,  
Canterbury.

Dear Sir,

re: The Proposed Service Station at Bridge CA/80/1283/PAT

This Society is extremely concerned about the implications of this Outline Planning Application, and the manner in which the Canterbury City Planning Committee is dealing with the matter.

The proposed 'Bridge Motel' is in fact to be a major Motorway type Service Station to include (according to the Applicant's submitted plans) : a 250 bedroomed motel, Conference and Banqueting facilities, Restaurant, Bars, a Picnic area, a Coach Park, and Coach Service into Canterbury, a Tourist Information Office, Banking facilities, Cafes, Toilets, Retail shops, Petrol and Allied Services, A.A. and R.A.C. Centres, Telephones, Postal services, Telex, and parking.

There is a substantial difference between a Motel and such a massive Service Station.

The proposed access and egress roads are unsatisfactory, and the parking facilities within the site ( no staff car park though 200 will be employed) and no commercial car park ) are inadequate. A Kent County Council traffic census at the site in 1979 demonstrated heavy traffic. The newly constructed bridge would be obstructed by vehicles waiting to enter the site, as would the new by-pass itself, thereby endangering life.

The Kent County Council has issued a direction of refusal due to the traffic hazard. In spite of this the Canterbury City Planning Committee has re-submitted the proposal to Kent County Council asking that the Kent County Council change its decision.

Why has the Canterbury City Planning Committee ignored the danger, nuisance, and detriment to the public? And why has this Committee misled the public regarding the true and full nature of this proposed development?

The Nailbourne Protection Society opposes this massive commercial motorway type service station which would have such far reaching adverse effect upon the local populace and environment.

Yours faithfully,

I.D. Taylor. Hon. Sec.



Proposed Draft of letter to K.C.C. re the proposed Motel etc at Bridge.

Dear Sir,

Further to our letter of 24th April 1981, this society has recently studied the outline plans for the proposed 'Motel' C.C.C planning Application CA/80/1283/PAT and was shocked and astonished to learn that not only is a Motel planned for this site but an enormous list of services is also allowed for.

The resulting preposterous motorway service area is quite unacceptable on the proposed site. For while we realize that the project is impossible in its present form because of the unacceptable traffic hazards, we feel the public at large has been grossly misled. The various services offered, (your list I am please) will be let out to Franchise? to companies who can have no possible interest in the environment of this neighbourhood. The seduction of the City Council with promises of several hundred jobs for local people and coach trips direct to the city and its trading is far outweighed by the inevitable congestion and overcrowding of the surrounding lanes and villages, and the fact that many of these incoming firms are likely to import their own staff from outside the area.

IS THIS  
CORRECT  
TERMINOLOGY

The various local Parish Councils who have given guarded approval of the outline plan, did so on the understanding that a Motel only was planned for this site. We must therefore state that the Nailbourne Protection Society is totally against this project on the grounds mentioned above and will rely on the K.C.C. to turn down this project in its present form as being totally out of scale for the neighbourhood and prejudicial to the local population.

Yours et c.



3, Whitelocks Close,  
Kingston,  
Canterbury, CT4 6JG

The Editor,  
Kentish Gazette

9th. April, 1984

The A.G.M. on 6th. April 1984 was held at the Barn, Kingston, and attended by about 40 members. A collection of old photographs and postcards of the Nailbourne Valley Villages was on display and attracted much interest. The Lady Chairman, Mrs Pleasance Kirk, stressed the need for the Society to continue to be watchful for any inappropriate building developments proposed in the Nailbourne Valley. The Society has been able to bring its influence to bear in a number of planning matters, in order to help preserve the attractive qualities of the Valley.

Elected to the Committee were : Mrs.P.Kirk (Chairman), Mr.G.Baker, (Treasurer), Mr. I. Taylor (Sec.), Mr.J.Burchase, Mr.C.Fagg, Mr.L.Goddard, Mr.F.Atkins, Mr.N.Fowler, Mrs.Young, Mrs.Rowlands.

After reports were received and approved, and business conducted, the meeting was addressed by Mr.Chris. Cotton, Director of Operations, Southern Water Authority. Mr.Cotton talked of the complex geology of the Nailbourne Valley, its surface and underground rain collection areas, and the reasons why water intermittently flows along the surface river bed. Mr. Cotton was pleased to advise that the Nailbourne rain collection was not subject to any significant abstraction, and therefore the river was a "natural" one, dependant upon heavy rainfall. Although many aspects of the river could be explained there were still mysteries below the surface.

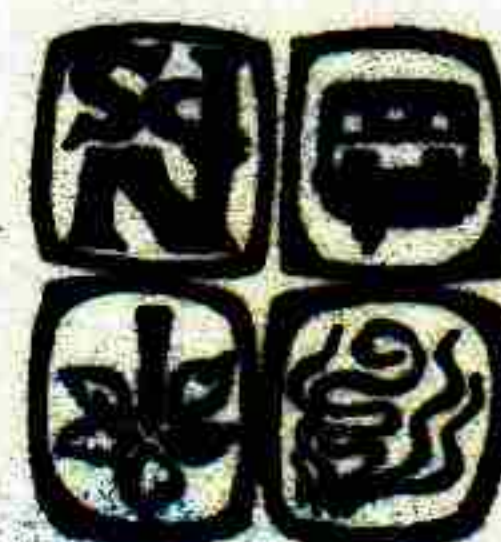
The Secretary expressed the Society's gratitude to Mr.Cotton who had travelled from Lording.

/ Whitelocks Close

I.J. Taylor,  
Hon.Sec.

---

Nailbourne Protection Society





Date: 21.4.87  
Your ref:  
Our ref: GMcL/42

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755

DX5314



**CANTERBURY**  
CITY COUNCIL

Ask for: Mrs. G. McLaren  
ext: 4421

I.D. Taylor,  
Nailbourne Protection Society,  
3 Whitelocks Close,  
Kingston,  
CANTERBURY,  
Kent.

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 103.  
APPEAL BY MR. P.J. BELL AGAINST THE ENFORCEMENT NOTICE IN RESPECT OF  
FEATHERLY WOOD.

I write to advise you that an Appeal has been made to the Secretary of State for the Environment against an Enforcement Notice issued by Canterbury City Council, and will be heard at a Local Inquiry commencing at 10 a.m. on the 6th May, 1987 at the Conference Room, Canterbury City Council, Military Road, Canterbury.

The Enforcement Notice alleged the following breach of planning control on the land at Featherly Wood, Kingston, near Canterbury, Kent:-

- (a) Between 29th May, 1982 and 1st June, 1982, 2.9 acres of woodland at Featherly Wood was grubbed up in contravention of The Tree Preservation Order.
- (b) Notwithstanding requests by the Council to re-plant the said 2.9 acres of woodland it has not been re-planted.

You may attend the Inquiry and at the Inspector's discretion submit your views in person. If you cannot or do not wish to attend the Inquiry, or have someone attend on your behalf, you may submit your views in writing. Written representations should be sent to the Department of the Environment, Charles House, 375 Kensington High Street, London, W14 8QH; reference SE2/5273/460/3 not later than one week before the date of the Inquiry.

The Enforcement Notice and Appeal forms together with the Council's Statement of the Submissions to be made at the Inquiry may be inspected by appointment at the Council Offices.

The decision on the Appeal will be sent by the Department of the Environment only to those persons who request this to be done.

Yours faithfully,

M.G.P. YOUNG  
CITY SECRETARY AND SOLICITOR



# MOTEL TRAFFIC DANGER

## Public meeting

As you may have read in recent press reports yet another planning application has been submitted, this time to build a 100 Bedroom Motel, on the triangle of land adjacent to Pond Cottages on the Canterbury side of the old A2 bridge over the by pass.

As with previous applications it is not the Motel itself which gives cause for concern but the traffic hazards it will generate.

Under the current application *all* traffic i.e. staff, commercial and clientele (there is space for over 100 cars) will enter or leave the Motel via the T junction adjacent to Pond Cottages. There will be no direct access from the by pass to the Motel site.

The old A2 route into Canterbury is the main feeder route from Bridge, Bekesbourne, Patixbourne, Bishopsbourne, Kingston as well as the host of villages in the triangle formed by Canterbury, Sandwich and Folkestone.

Local residents and regular users of this route are fully aware of the tremendous growth in the volume of traffic using this route. To create a commercial access on such a busy narrow road can only be described as tantamount to creating another 'Barham Crossroads' — or worse.

In 1981 at the time of the first 'Motel' application the Bridge-Canterbury Traffic Group was formed to keep Motel traffic out of Bridge. That same Group (it was never disbanded) invites you to attend a **Public Meeting** at the **Village Hall** on Monday 3rd August at 7.30pm to discuss this latest threat. Find out how this latest scheme, if approved, will affect you.

Alan Howland, *Chairman*



Dear Ian,

8/4/86

As you will see from the enclosed ~~the~~ County Council are trying to pull a fast one & sneak 2 houses onto the school grounds for private sale - Could you write a cross letter from the N.P.S to the relevant people expressing our shock, worry, despair etc? -

Pleasantly





Department of the Environment

Room 1318

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218153

Switchboard 0272-218811

---

Nailbourne Protection Soc.  
c/o 1 O Taylor  
3, Whitelocks Close  
Kingston  
Canterbury  
CT4 6JG

Your reference

Our reference

APP/52210/A/86/44482

Date

23.4.86

---

Dear Sir/~~Madam~~

TOWN AND COUNTRY PLANNING ACT 1971

1. I acknowledge receipt of your letter dated 14.4.86
2. Copies of your letter have been sent to the appellant and the local planning authority and your views will be considered when deciding the appeal.

Yours faithfully

*AM Barton*

TCP 210J

HMSO Btl 349277/2



Date: 2.4.86.  
Your ref:  
Our ref: T50/16/24/34/PBT/70

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755

DX5314



**CANTERBURY**  
CITY COUNCIL

Ask for: Mrs. P. Thackray  
ext: 4405

TO PERSONS HAVING AN INTEREST  
IN THE PROPOSAL THE SUBJECT  
OF THE APPEAL REFERRED TO  
BELOW

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1971  
APPEAL BY MR. R.G. CLEMENTS - ERECTION OF THREE DWELLINGS ON LAND  
BETWEEN WHITELOCKS FARM AND WHITELOCKS CLOSE, KINGSTON, CANTERBURY

I have to inform you that as a result of the refusal of the Canterbury City Council to grant planning permission in respect of the erection of three dwellings on land between Whitelocks Farm and Whitelocks Close, The Street, Kingston, Canterbury, an appeal has been lodged by Mr. R.G. Clements. It has been agreed that the appeal shall be decided by the use of the written representations procedure whereby written statements are submitted within a certain time to the Secretary of State for the Environment in order that the appeal can be considered.

Local residents and any others who may be affected by the proposal are requested to give any observations they might wish to make on the matter. Written representations may be sent direct to the Secretary of State, Department of the Environment, Room 1318, Tollgate House, Houlton Street, Bristol, BS2 9DJ, clearly quoting the Council's reference CA/85/963/KIN and the Department's reference APP/J2210/A/86/44482. However, it must be clearly understood that any representations can only be taken into account provided they are freely available to both sides of the appeal. If you have any comments to make on the above matter, therefore, I shall be grateful if you will send them in writing to the Secretary of State as so indicated as quickly as possible, and in any event by no later than the 22nd April, 1986.

The Department point out that it would be very helpful if they could have two additional copies of any representations, and also that they will send a copy of the decision letter on the appeal only to those who ask for one.

Details of the Council's grounds of refusal together with the appellant's grounds of appeal are available for inspection in the Planning Section of the City Technical Services Department at these offices during normal office hours. The Council's statement is in course of preparation but may not be available

/over



Military Road  
Canterbury  
Kent CT1 1YW

2.1.86

Date:  
Your ref:  
Our ref:

before you submit your representations to the Department of the Environment. Therefore, you should check the availability of the statement, by telephone to the Planning Section of the City Technical Services Department, Extension 4847 (Mr. C. Madden), before coming along to inspect it.

If you are not the owner of the house you occupy or if you know of any other person who may have an interest in the matter, I should be grateful if you would draw their attention to this letter.

Yours faithfully,

M.G.P. YOUNG  
CITY SECRETARY AND SOLICITOR

Local residents and any others who may be affected by the proposal are requested to give any observations they might wish to make on the matter. Written representations may be sent direct to the Secretary of State, Department of the Environment, Room 1318, Tolgate House, Houlton Street, Bristol, BS2 9DJ, clearly quoting the Council's reference GAB5/953/KIN and the Department's reference AP9/32210/A/86/4482. However, it must be clearly understood that any representations can only be taken into account provided they are freely available to both sides of the appeal. If you have any comments to make on the above matter, therefore, I shall be grateful if you will send them in writing to the Secretary of State as so indicated as quickly as possible, and in any event by no later than the 2nd April, 1986.

The department point out that it would be very helpful if they could have two additional copies of any representations, and also that they will send a copy of the decision letter on the appeal only to those who ask for one.

Details of the Council's grounds of refusal together with the appellant's grounds of appeal are available for inspection in the Planning Section of the City Technical Services Department at these offices during normal office hours. The Council's statement is in course of preparation but may not be available

lover





Department of the Environment

Room 13/18

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 153

Switchboard 0272-218811

NAILBOURNE PROTECTION  
SOC.  
3, WHITELOCKS CLOSE,  
KINGSTON

I. D. TAYLOR

Your reference

CA/85/991/BRI.

Our reference

APP/J2210 1A/85/

Date

19/3/86

42368

CANTERBURY, CTH 6JG.

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1971

1. I acknowledge receipt of your letter dated 6-3-86
2. Copies of your letter have been sent to the appellant and the local planning authority and your views will be considered when deciding the appeal.

Yours faithfully

TCP 210J

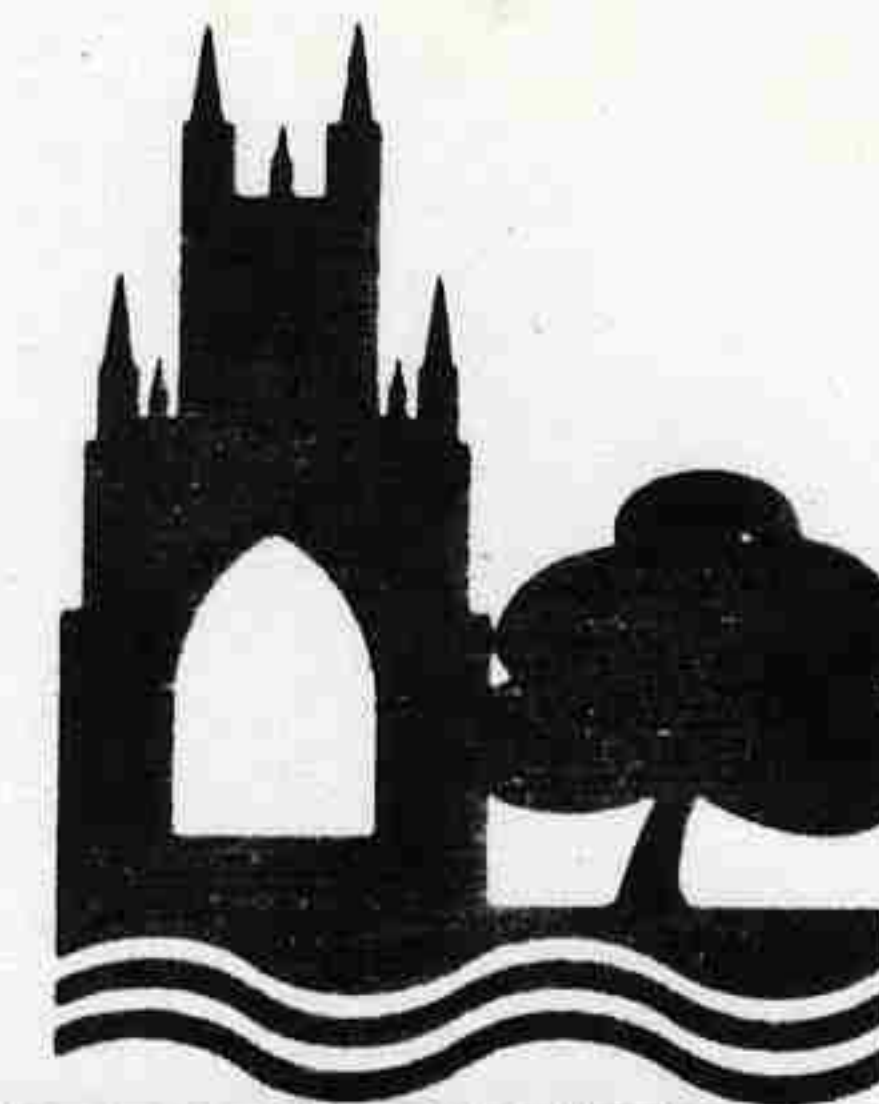


Date: 17.9.86.  
Your ref:  
Our ref: T50/16/14/27 PBT/GF/35

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755

DX5314



**CANTERBURY**  
CITY COUNCIL

Ask for: Mrs. P. Thackray  
ext: 4405

TO PERSONS HAVING AN INTEREST  
IN THE PROPOSAL THE SUBJECT  
OF THE APPEAL REFERRED TO  
BELOW

Dear Sir ~~or Madam~~,

TOWN AND COUNTRY PLANNING ACT 1971

APPEAL BY MR. G. GARRAWAY

LITTLE MARLEY FARM, MARLEY LANE, KINGSTON, CANTERBURY - ERECTION OF BUNGALOW

I have to inform you that as a result of the refusal of the Canterbury City Council to grant planning permission in respect of the erection of a bungalow on the site of Old Cottage, Little Marley Farm, Marley Lane, Kingston an appeal has been lodged by Mr. G. Garraway. It has been agreed that the appeal shall be decided by the use of the written representations procedure whereby written statements are submitted within a certain time to the Secretary of State for the Environment in order that the appeal can be considered.

Local residents and any others who may be affected by the proposal are requested to give any observations they might wish to make on the matter. Written representations may be sent direct to the Secretary of State, Department of the Environment, Room 1318, Tollgate House, Houlton Street, Bristol, BS2 9DJ, clearly quoting the Council's reference CA/86/0383/KIN and the Department's reference APP/J2210/A/86/54331. However, it must be clearly understood that any representations can only be taken into account provided they are freely available to both sides of the appeal. If you have any comments to make on the above matter, therefore, I shall be grateful if you will send them in writing to the Secretary of State as so indicated as quickly as possible, and in any event by no later than the 11th October, 1986.

The Department point out that it would be very helpful if they could have two additional copies of any representations, and also that they will send a copy of the decision letter on the appeal only to those who ask for one.

Details of the Council's grounds of refusal together with the appellant's grounds of appeal are available for inspection in the Planning Section of the City Technical Services Department at these offices during normal office hours. The Council's statement is in course of preparation but may not be available

/over



before you submit your representations to the Department of the Environment. Therefore, you should check the availability of the statement, by telephone to the Planning Section of the City Technical Services Department, Extension 4847 (Mr. C. Madden), before coming along to inspect it.

If you are not the owner of the house you occupy or if you know of any other person who may have an interest in the matter, I should be grateful if you would draw their attention to this letter.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'M.G.P. Young', written in a cursive style.

M.G.P. YOUNG  
CITY SECRETARY AND SOLICITOR



Date: 18.2.86  
Your ref:  
Our ref: T50/16/3/43/PBT/44

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755

DX5314

**CANTERBURY**  
CITY COUNCIL



FIRST CLASS POST

Mr. I.D. Taylor,  
Secretary,  
Nailbourne Protection Society,  
3 Whitelocks Close,  
Kingston,  
Canterbury CT4 6JG

Ask for: Mrs. P. Thackray  
ext: 4405

Dear Sir or Madam,

TOWN AND COUNTRY PLANNING ACT 1971  
APPEAL BY MR. E. HAWKINS - DETACHED HOUSE ON LAND ADJACENT TO WATERLOO COTTAGES,  
BREWERY LANE, BRIDGE, CANTERBURY, KENT.

I have to inform you that as a result of the refusal of the Canterbury City Council to grant planning permission in respect of the erection of a four bedroom house on land adjacent to Waterloo Cottages, Brewery Lane, Bridge an appeal has been lodged by Mr. E. Hawkins. It has been agreed that the appeal shall be decided by the use of the written representations procedure whereby written statements are submitted within a certain time to the Secretary of State for the Environment in order that the appeal can be considered.

Local residents and any others who may be affected by the proposal are requested to give any observations they might wish to make on the matter. Written representations may be sent direct to the Secretary of State, Department of the Environment, Room 13/18, Tollgate House, Houlton Street, Bristol, BS2 9DJ, clearly quoting the Council's reference CA/85/991/BRI and the Department's reference APP/J2210/A/85/42368. However, it must be clearly understood that any representations can only be taken into account provided they are freely available to both sides of the appeal. If you have any comments to make on the above matter, therefore, I shall be grateful if you will send them in writing to the Secretary of State as so indicated as quickly as possible, and in any event by no later than the 7th March, 1986.

The Department point out that it would be very helpful if they could have two additional copies of any representations, and also that they will send a copy of the decision letter on the appeal only to those who ask for one.

Details of the Council's grounds of refusal together with the appellant's grounds of appeal are available for inspection in the Planning Section of the City Technical Services Department at these offices during normal office hours. The Council's statement is in course of preparation but may not be available

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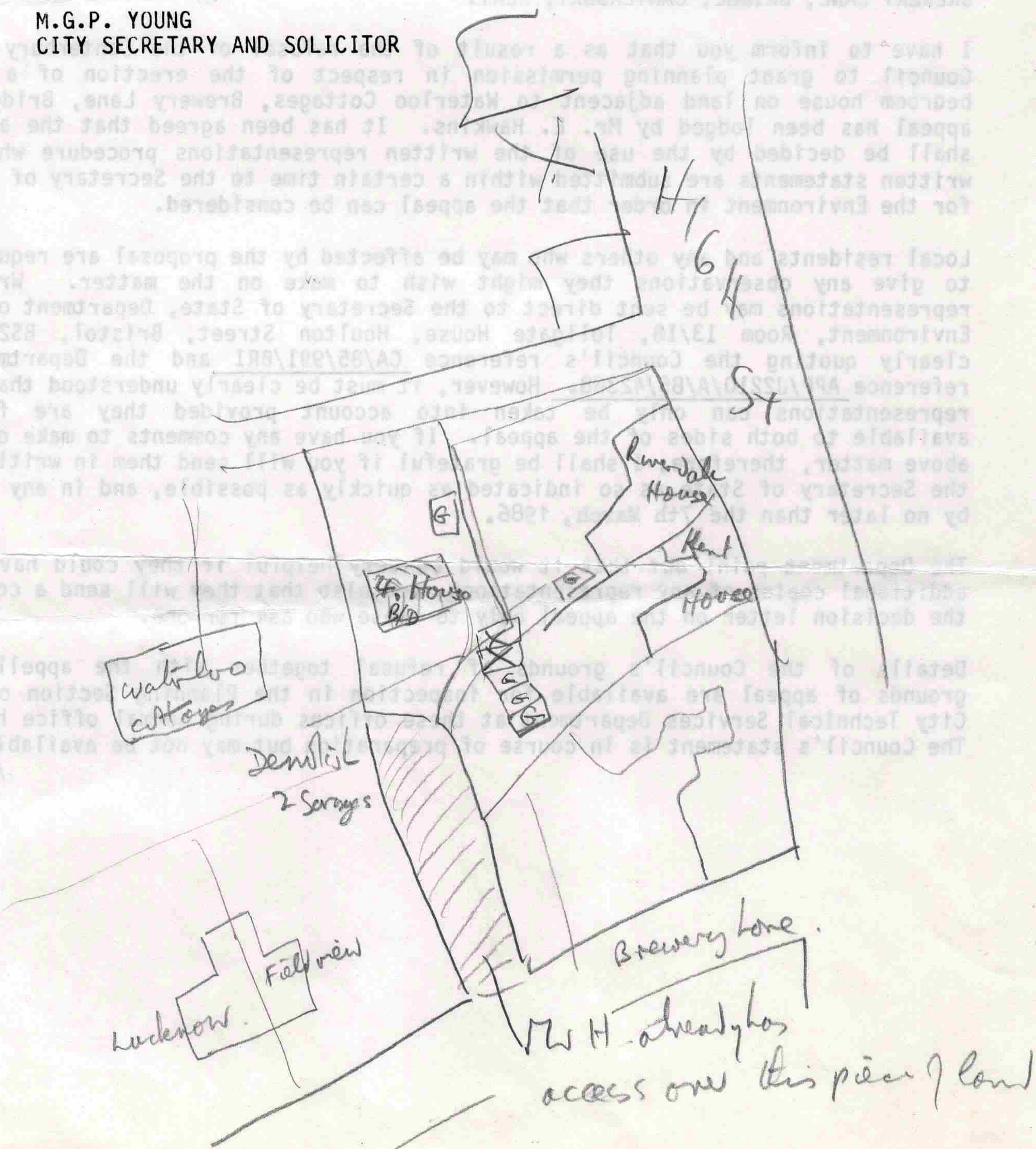
before you submit your representations to the Department of the Environment. Therefore, you should check the availability of the statement, by telephone to the Planning Section of the City Technical Services Department, Extension 4847 (Mr. C. Madden), before coming along to inspect it.

If you are not the owner of the house you occupy or if you know of any other person who may have an interest in the matter, I should be grateful if you would draw their attention to this letter.

Yours faithfully,

*M. G. P. Young*

M.G.P. YOUNG  
CITY SECRETARY AND SOLICITOR





3, Whitelocks Close,  
Kingstone,  
Canterbury, CT4 6JG

Chief Solicitor,  
Southern Water Authority,  
Guildbourne House,  
WORTHING,  
Sussex, BN11 1LD

15th. January, 1984.

Dear Sir,

re : Application by H. Mount & Sons Ltd. Bekesbourne  
to vary license No. 9/40/4/407/G  
and amalgamate 9/40/4/77/SR & 9/40/4/307/S

This Society is interested to understand the implications of the above Applications. May we please have photocopies of Applications and maps so that effects can be studied. I will be pleased to send the cost of photocopies to you. You will appreciate that to call at Worthing would involve a long journey.

With Thanks,

Yours faithfully,

I. D. Taylor,  
Hon. Sec.





# *Nailbourne Protection Society*

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3 Whitelocks Close  
Kingston  
Canterbury  
Kent  
CT4 6JG

6 March 1986

Ref: CA/85/991/BRI  
APP/J2210/A/85/42368

The Secretary of State  
Department of the Environment  
Room 13/18  
Tollgate House  
Houlton St  
BRISTOL  
BS2 9DJ

Dear Sir

APPEAL BY MR E HAWKINS FOR PERMISSION TO BUILD A DETACHED HOUSE ON THE LAND  
ADJACENT TO WATERLOO COTTAGES, BREWERY LANE, BRIDGE, CANTERBURY, KENT

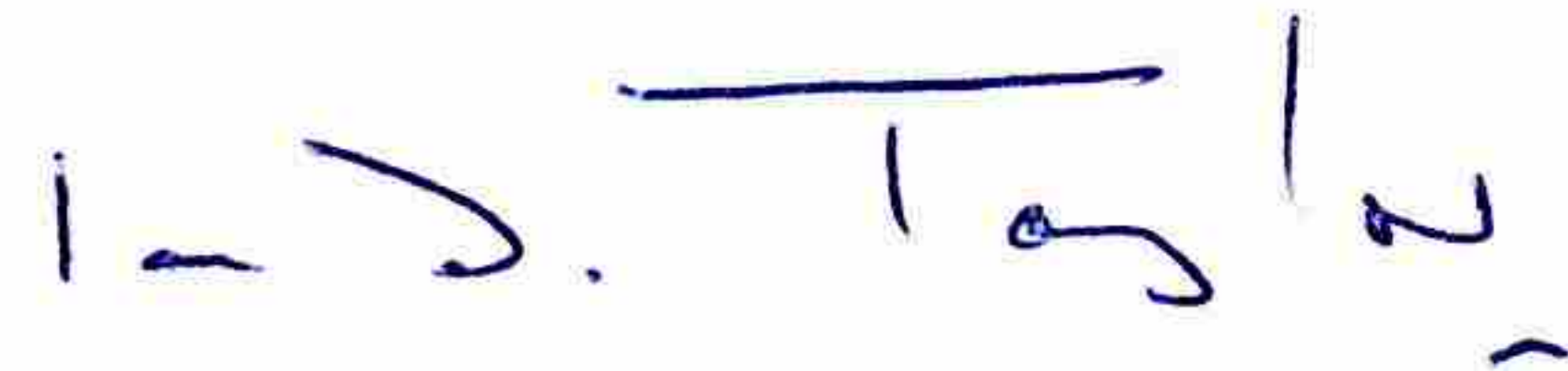
This Society exists to help preserve the attractive countryside of the Nailbourne Valley, and having investigated this planning application which has now come to appeal make the following representations.

1. The Society unreservedly supports the Canterbury City Council's Planning Department in its policy of not permitting back land development. If such a policy is to be meaningful then only in the most exceptional circumstances should that policy be breached. There are no such special circumstances associated with this proposed development and this Society believes that the Canterbury City Council has correctly and properly rejected this planning application.
2. This Society is in most general terms concerned about developments along the banks of the Nailbourne River which though of intermittent flow is an important feature of the Nailbourne Valley and any encroachment or disturbance would be to its detriment.
3. This Society considers that the Canterbury City Council has correctly rejected this application because of poor sitelines at the access point.
4. If such planning proposals as this one were to be granted then the excellent work of the Kent County Council in preparing a Kent structure plan setting out the policy for planning matters which includes a general rejection of backland development and which structure the Canterbury City Council has adopted as its policy, then that planning policy would be breached and set a precedent for other developments of a similar nature. As there are no special circumstances associated with this planning application then there appear to be no reasons for exceptions to be made to the planning policy and the rejection of this planning application by Canterbury City Council is consistent therefore with their planning policy.



5. For the above reasons this Society strongly recommends the Department of the Environment to reject this appeal.

Yours faithfully

A handwritten signature in blue ink, appearing to read "I D Taylor". The signature is written in a cursive style with a horizontal line above the name.

I D Taylor  
Honorary Secretary





# Nailbourne Protection Society

3, Whitelocks Close,  
Kingston,  
Canterbury,  
Kent, CT4 6JG

Department of the Environment,  
Charles House,  
375, Kensington High Street,  
London,  
W14 8QH

1st May 1987

Dear Sir,

re : Appeal by Mr P.J.Bell  
Ref : SE 2/5273/460/3

This Society unreservedly supports the Canterbury City Council in requiring Mr P.J.Bell to replant 2.9 acres of Woodland at Featherley Wood, Kingston, which was grubbed in contravention of a Tree Preservation Order.

Inadequate notice and time prevents fuller representations to be made, and a prior commitment precludes my attendance at the Public Inquiry.

1. Mr.Bell's grubbing out of the Woodland was an undoubted contravention of the Tree Preservation Order, and a deliberate act conducted with knowledge of the Tree Preservation Order.
2. There is evidence to support that Mr Bell had knowledge of the ancient Woodland status of the 2.9 acres, and of the Canterbury City Council's intention to protect the Woodland before he even purchased the Woodland.
3. After being served with notice to stop, Mr Bell continued to cause the Woodland to be grubbed out. As late as Monday 21st July 1986, I was at Featherley Wood, Kingston (I live in Kingston), and observed that trees subject to the Preservation Order were being grubbed out and the stools burned on the site.

cont.





# Nailbourne Protection Society

Appeal Mr P.J.Bell, ref : SE 2/5273/460/3 cont.

4. As at this time Mr. Bell had made a claim for compensation for not being allowed to grub out the trees, he had accepted, by virtue of that application for compensation, that he did not have legal entitlement to grub out the trees.
5. Mr. Bell's conduct, which has been the subject of the Canterbury City Council's Planning Committee consideration, a Public Inquiry Hearing, and further consideration for compensation, and for enforcement proceedings, now appears to be defiant of the law and planning controls to which all persons are subject.
6. The Public Inquiry heard before Mr. Nightingale in February 1984 for the Department of the Environment was well attended by the Public - the Bossingham Village Hall being full for the two days, and the strength of local feeling regarding the need to protect this Woodland voiced sensibly and strongly.
7. This Society submitted some 587 individual letters of objection, collected only during the 2 weeks prior to the Public Inquiry, to Mr. Nightingale, who in September 1984 rejected Mr. Bell's appeal and described the Woodlands as "making a significant contribution to the landscape," and that the Woodlands were "of special interest".
8. The Canterbury City Council is acting entirely in accord with Planning Law and Controls, and previous decisions of the Department of the Environment in requiring Mr. Bell to replant 2.9 acres of Woodland. The Enforcement Notice is correct and appropriate, and this Society expects the Department of the Environment to uphold the Enforcement Order of the Canterbury City Council.
9. This Society requests a copy of the decision of the Department of the Environment in respect of this Appeal.

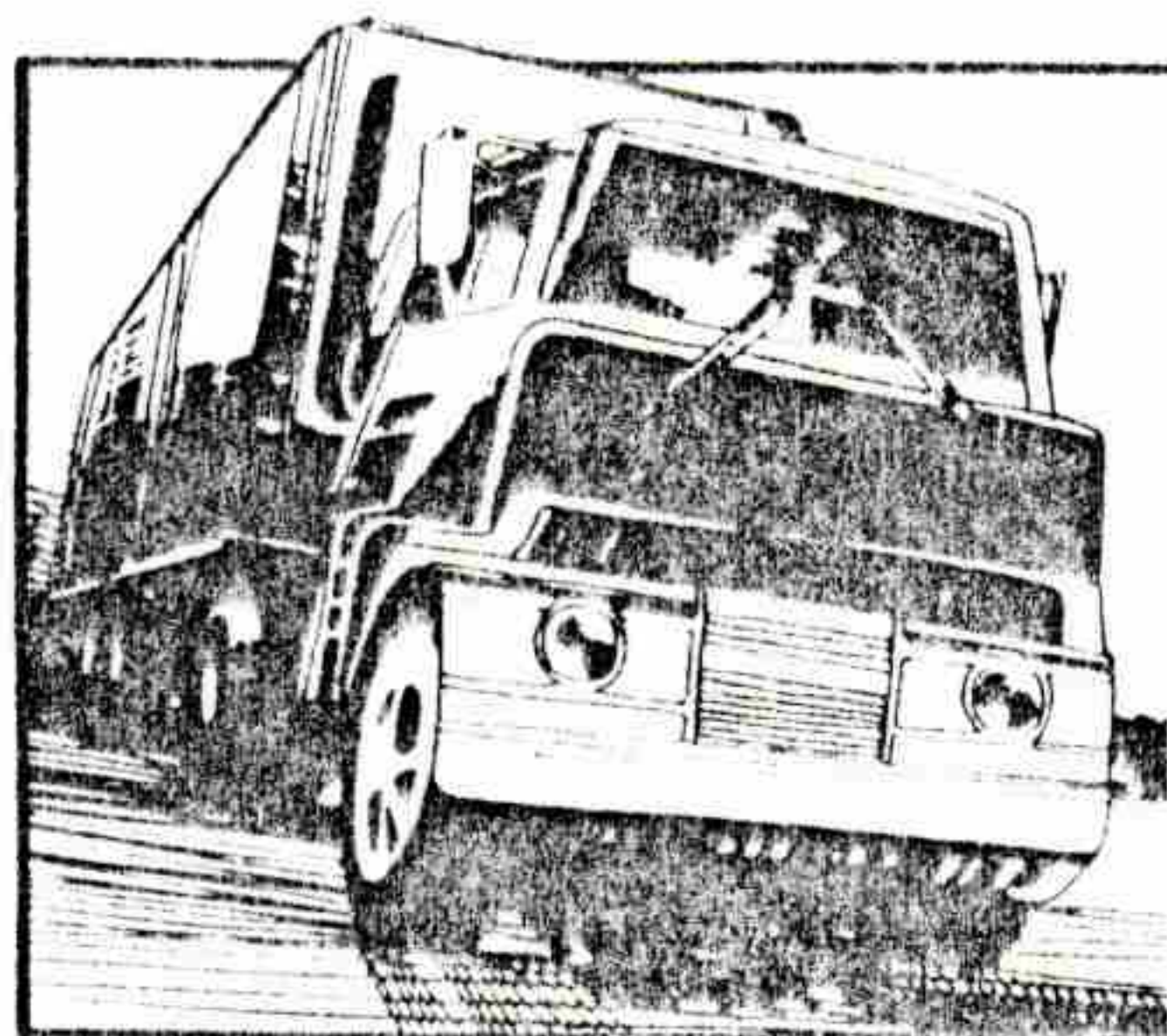
Yours faithfully,

*Ian D. Taylor*

I.D. Taylor,

Hon. Secretary.





# Bridge-Canterbury Traffic Group

Campaign to keep Motel traffic out of Bridge and Canterbury

*Chairman:*  
Alan Howland, 'White Gates',  
Bekesbourne Rd., Bridge CT4 5AE  
*Hon. Treasurer:*  
Mrs Pat Wilmshurst, 'Dearnley',  
Bekesbourne Rd., Bridge CT4 5AE  
*Committee:*  
Dr Stuart Field, 'Bourne's Corner',  
Bekesbourne Rd., Bridge CT4 5AE  
Norman Fowler, 'River House',  
High Street, Bridge CT4 5LA  
Mrs Pleasance Kirk, 'Wych Elm',  
High Street, Bridge CT4 5JZ  
John Purchase, 'Mill Cottage',  
Bekesbourne, Canterbury CT4 5HD  
Mrs Margaret Reed, 87 New Dover  
Road, Canterbury CT1 3ED  
Ian Taylor, 3 Whitelocks Close,  
Kingston, Canterbury CT4 6JG

Dear

*Alan,*

As you may well have read recently in the local press the 'Motel' business has raised it's ugly head again with a new application for a 100 bed motel on the triangular site adjacent to Pond cottages. My information is that road access is exactly the same as the last scheme i.e. entirely inadequate and representing a serious hazard.

As we never disbanded our Group I am therefore convening a committee meeting for 7.30 p.m. on Tuesday 21st July at my house to consider our position and agree our course of action. A copy of the plans will be available.

Although we have until 25th August to submit our objections, holidays will quickly erode our usable time.

If you are unable to attend please let me know plus any information you are able to aquire in the mean time.

I do hope you can make it on the 21st.

Yours sincerely,

*Alan*

A. Howland  
Chairman Bridge-Canterbury Traffic Action Group





# *Nailbourne Protection Society*

---

3 Whitelocks Close  
Kingston  
Canterbury  
CT4 6JG

Secretary of State  
Department of the Environment  
Room 13/18  
Tollgate House  
Houlton Street  
Bristol B52 9DJ

14 April 1986

Dear Sir

re: APP/J2210/A86/44482 CA/85/963/KIN

Appeal by Mr R G Clements against the decision of Canterbury City Council to refuse to grant outline planning permission for 3 dwellings at Whitelocks Farm, Kingston, Canterbury, Kent.

This Society opposes the granting of this Appeal, and refers the attention of the Secretary of State to the contents of our letter to the Canterbury City Council Planning Department, dated 26 September 1985.

It is a matter of regret that Planning Applicants and Appellants so frequently resort to distortion of facts, misrepresentations and untruths to further their personal financial gain. This matter is no exception.

This Society exists to seek to protect and preserve the attractive Nailbourne Valley and its peaceful rural villages. This Society does not oppose sympathetic or appropriate developments but the unwarranted intrusion of development which are contrary to carefully considered Planning Policy arising from protracted work to produce the Kent Structure Plan and Countryside Plan, cannot be supported, substantiated or justified.

The Appellant - through his agent - states that the proposed development would be a "minor" one and "within the confines of the existing built up area" and "not an intrusion". These three statements are untrue. In this location the development would constitute a major intrusion outside the existing built-up area of the village. It is backland development on both sides of the boundary of the Village Conservation Area.

The Appellant states that the proposed development would be "appropriate to the scale and character of the Village". In this location the proposed development is certainly not in character with the village and "scale" is not appropriate.

The Appellant states that the proposed development would "utilise existing services on the site". The Appellant's home may be provided with services but there is no sewerage, water, electricity or gas on the site of the proposed development.

The Appellant considers that the proposed development would "enhance the appearance of the existing (listed) Barn". Such a development would do precisely the opposite. To surround a listed old Barn with modern houses would be detrimental to the appearance of the Barn. The Appellant states he is concerned about his listed Barn being "disfigured by unsympathetic extensions - this appears to be a correct statement" - then why does he wish to replace unsympathetic extensions with new unsympathetic extensions? The statement by the Appellant that the Barn will be restored cannot be considered seriously. If he cared about the





# Nailbourne Protection Society

status of his listed property and if he wished to "improve the setting of Whitelocks Farm", he would not wish to pursue this wholly inappropriate and unwarranted development proposal.

The Appellant is incorrect in stating that "the existing access from the street is improved by the proposed development".

Sight lines and visibility will not be changed in any way. The access point is already hazardous, and the proposed development would result in greater vehicular use of the access point. The Barn remains in situ, its wall coming to within about 3' of the road. The neighbouring property's fence to the East is not the property of the Appellant. The access to the village street will be exactly the same but with more traffic.

A traffic survey in the village street on Monday 19 May 1980 demonstrated that during a 10 hour period (8 am until 6 pm) on a weekday there were 598 traffic movements along the lower street, (one per minute).

Even allowing for the  $\frac{1}{4}$  mile difference in location the traffic at the proposed access point is not "minimal".

Further the proposed access point is at the bottom of a long hill (of whatever gradient) and without doubt is the point at which vehicles are travelling down the street faster than at any other point along the street. The access is dangerous.

It should be noted that two public footpaths join the village street at the proposed access point (Nos 273 and 275).

It should also be noted that there are not any footpaths along the village street at the proposed access point.

It is dishonest for the Appellant to claim that "present access requires that vehicles using the double garage have to reverse into the street". This is not correct. The Appellant knows full well that his car can be reversed into the garage, and is generally reversed into the garage, thus allowing for a forward movement onto the street. Even any larger vehicles reverse in off the street thus making any necessary loading from the garage onto the back of any lorry easier.

The Appellant has also deliberately omitted to acknowledge the existence of two other and separate access points for vehicles to his property.

The access point in question is for his family's two private cars into and out of the double garage. Ten yards away there is vehicular access onto the circular drive in front of his home and adjacent to that another separate vehicular access which is used for horseboxes, tractors etc. Because of the location and layout of paths etc., this is the most sensible route for horseboxes allowing a level walk from stables to vehicle horsebox.

It is also through this access that vehicular horse boxes reach their parking space and space to turn round.





# *Nailbourne Protection Society*

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The Appellant's statement that the development proposals "entirely eliminate" the need for vehicles to reverse onto the road is not true, and is presumably made in an attempt to mislead.

It is of little consequence which of the Appellant's two contradictory claims regarding the road gradient (1:18 or 1:34) is true; it is the speed of vehicles down the street which is so crucial, plus the poor sight lines etc.

The Appellant's statement that "in terms of visibility (the access point) is the safest section of the street", is untrue. It is the most dangerous section due to vehicles travelling so fast at this location.

The Appellant's statement that the village street is an "unclassified collect or road" seems to be a meaningless nomenclature of his own invention. The village street can be given any title but any title does not render it different from what it is. This road is dangerous and has been frequently discussed for its general layout, gradients, derestricted status, narrowness, much of it without footpaths, and its entire length without lighting.

The Appellant is well aware of all these facts.

The Appellant makes the wholly unwarranted statement regarding the reason for the existence of a neighbouring fence and that his development proposals would provide "every incentive" to remove this fence.

The Secretary of State for the Environment is required to decide upon the Planning Appeal as submitted in respect of the Appellant's development proposals. This Society is not aware that this appeal concerns any constructions on any other property. The Appellant appears to have reduced himself and his arguments to a regrettable low level.

If the Appellant is concerned re the appearance of the old Barn it is contradictory to state that the proposed new houses would not be detrimental, but that they are too far away from the Barn to be detrimental.

Perhaps the Appellant would have been better advised to put forward only sound planning reasons for the proposed development. His expression of concern to "help meet the need for local housing demand" is unworthy of him; his motivation is his own financial gain at the expense of the countryside environment which needs to be preserved and protected.

The Kent Structure Plan, the Countryside Plan, the Conservation Area status of the village, the status of being in an area of Outstanding Natural Beauty, the list building status of the Barn and Farm, all mitigate against the granting of Building Permission.

Also the dangers in the village street at the access point, the probable fatal harm by building work to the very fine tree on the site, the backland status of the site, the intrusion of an inappropriate building development on fresh land, the loss of privacy and amenity value at the location to nearby residents (contrary to the Appellant's claims), the erosion into rural land outside the village all mitigate against the granting of Building Permission.

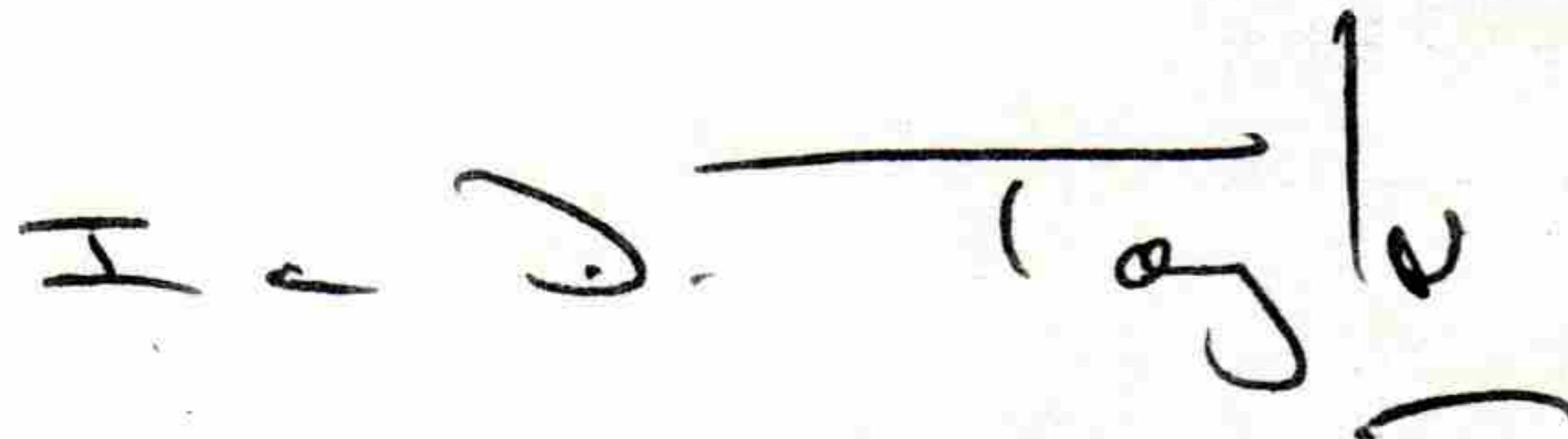
The opening of access to the large field to the rear of Whitelocks Farm would undoubtedly lead to further attempts to encroach into this backland for building purposes and such prospects must now be in the mind of the Applicant whether he



remains in occupation of his home or note.

The errors, inaccuracies, omissions, half truths, and untruths contained within this Planning Application and Appeal all mitigate towards refusal of permission to build.

This Society invites the Inspector for the Secretary of State for the Environment to dismiss this appeal and indicates its willingness to support the Appellant should he wish to make any application anywhere for financial aid to restore his listed Barn building.

A handwritten signature in black ink, reading "I D Taylor". The signature is written in a cursive style with a long horizontal line extending from the "y" and a vertical line extending from the "l".

I D Taylor  
Hon. Secretary



6th August, 1987

3 Whitelocks Close,  
Kingston,  
Canterbury,  
Kent.

Mr. M. Bacon,  
Technical Director,  
Canterbury City Council,  
Military Road,  
CANTERBURY,  
Kent.  
CT1 1YW

Dear Mr. Bacon,

Re: Planning application CA87/1020/BAR  
Siting of mobile home on land at Digges Place

On the 17th July, 1987 the above planning application was notified to the public via the local newspaper, The Kentish Gazette.

It has subsequently been drawn to the attention of this Society that the notification was incorrect and misleading. The application is not for a mobile home, but for a prefabricated bungalow. The application is not in respect of Digges Place, but in respect of a site a quarter of a mile away on land adjoining the main A2 road.

It is unsatisfactory and unacceptable to this Society that applications in respect of planning matters be so erroneous and misleading, and serious questions might be asked regarding the applicant and his attempts to deceive both your department and the public.

This Society does not suggest any blame upon your department. We would, however, be pleased to be advised what measures your department might be able to take to remedy this situation, and what measures might be taken to avoid such situations in the future.

This Society will be submitting strong objections to this application in any event.

Yours sincerely,

Ian Taylor  
Honorary Secretary



6th August, 1987

3 Whitlocks Close,  
Kingston,  
Canterbury,  
Kent.

Out Class

Dear Mr. Bacon,  
Canterbury City Council,  
Military Road,  
Canterbury,  
Kent.  
CT1 1YW

Re: Planning application CA87/1020/BAR  
Siting of mobile home on land at Diddes Place

On the 17th July, 1987 the above planning application was notified to the public via the local newspaper, The Kentish Gazette.

It has subsequently been drawn to the attention of this Society that the notification was incorrect and misleading. The application is not for a mobile home, but for a prefabricated building. The application is not in respect of Diddes Place, but in respect of a site a quarter of a mile away on land adjoining the main A2 road.

330m

It is unsatisfactory and unacceptable to this Society that applications in respect of planning matters to be erroneous and misleading, and serious questions might be asked regarding the applicant and his attempts to deceive both your department and the public.

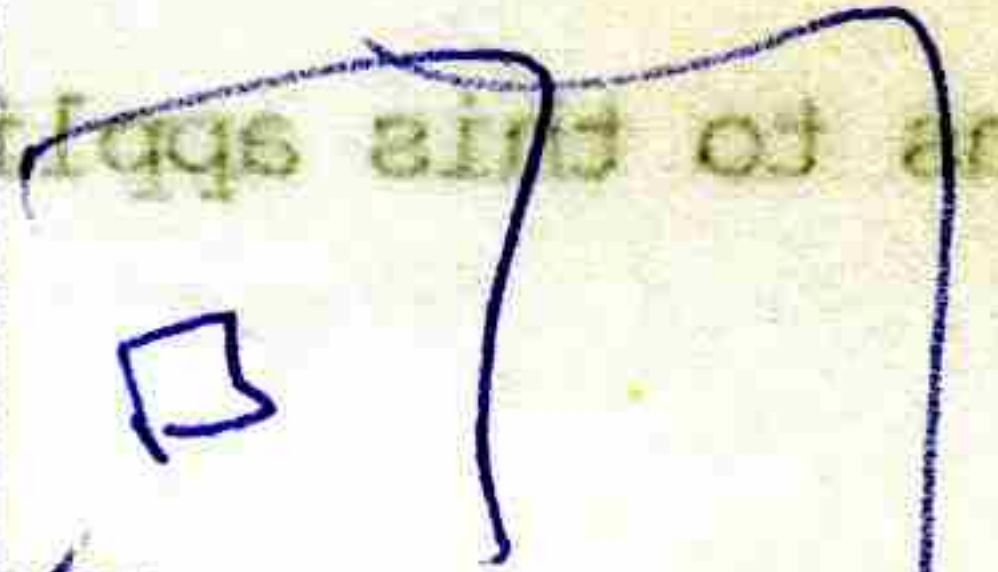
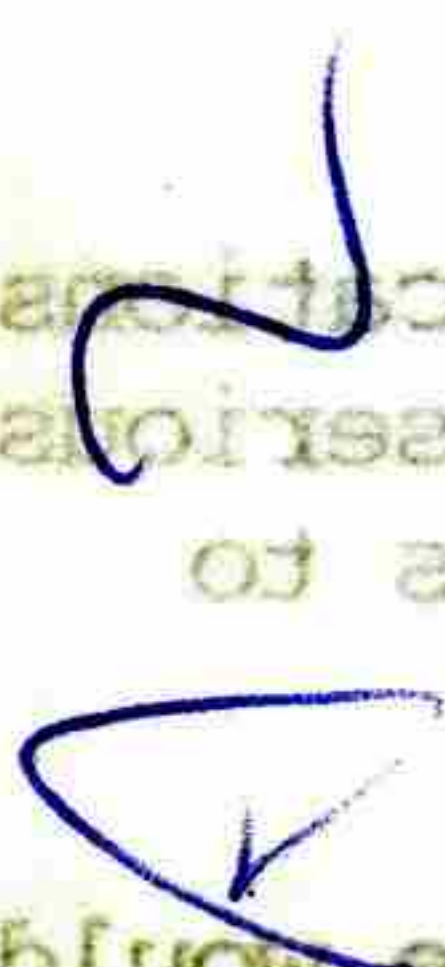
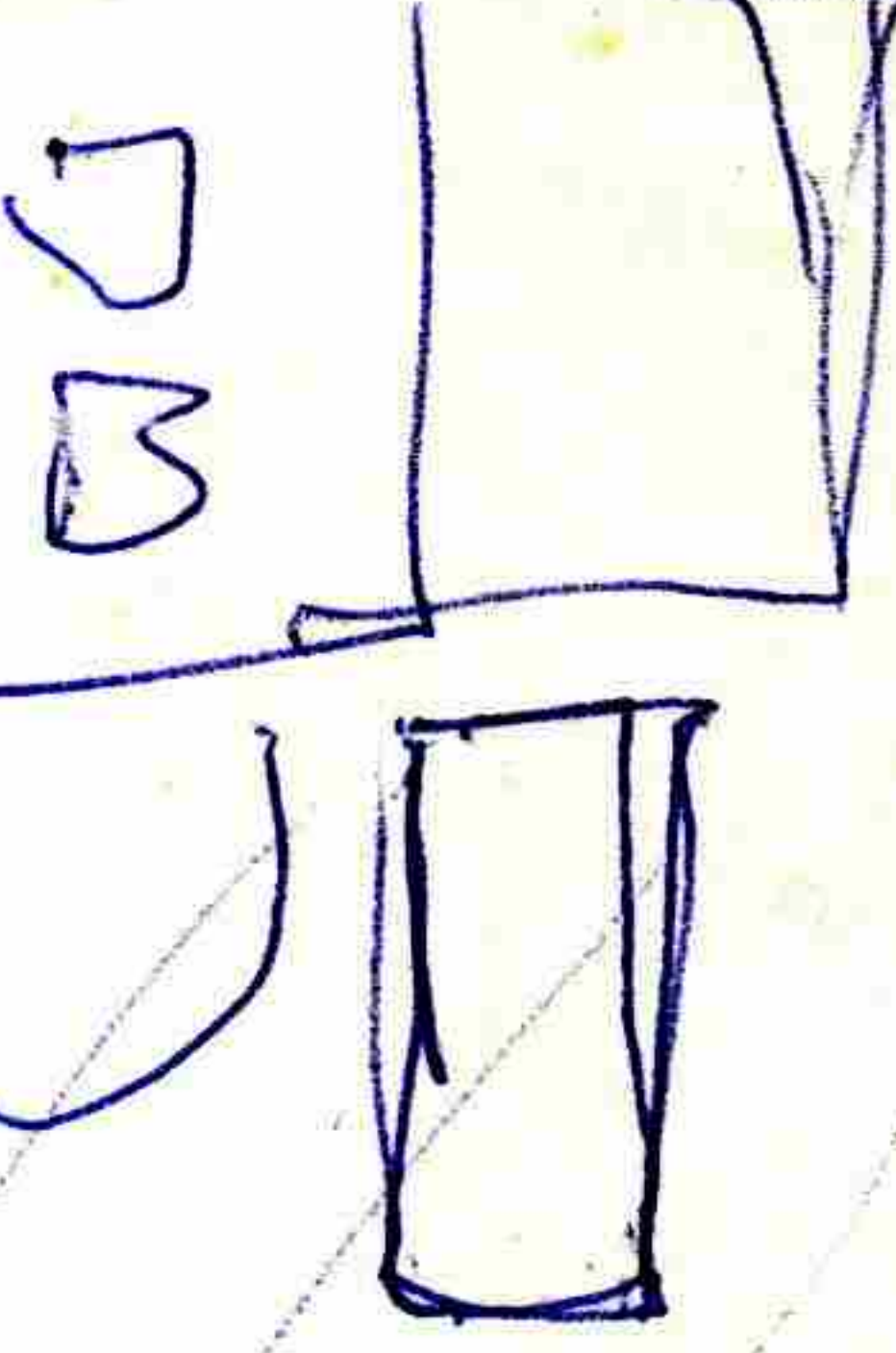
This Society does not suggest any blame upon your department. We would, however, be pleased to be advised what measures your department might be able to take to remedy this situation, and what measures might be taken to avoid such situations in the future.

This Society will be submitting strong objections to this application in any event.

Yours sincerely,

Ian Taylor

Honorary Secretary  
Ian Taylor



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# *Nailbourne Protection Society*

---

3 Whitelocks Close

KINGSTON  
Canterbury  
Kent  
CT4 6JG

10th August 1987

Mr M Bacon  
Technical Director  
Canterbury City Council  
Military Road  
CANTERBURY  
Kent

Dear Sir

RE: CA/87/1103/Kingston - Barn to dwelling.  
CA/87/1104/Kingston - Outhouses to double garage.  
CA/87/1105/Kingston - Extension to cottage.  
These 3 applications relate to Whitelocks Farm, Kingston.

This Society generally welcomes these 3 Planning Applications with the following observations:

1. This Society is pleased that the splendid old barn is to be restored and reconstructed, so that as a residence it will be preserved in good order. The addition of Kent Peg Tiles to the roof is particularly pleasing. We would point out however, that the removal of the present double garage (where the front door of the dwelling is to be situated), should not be regarded as an "opening up" of access for anything other than vehicles exclusively belonging to or visiting the residents of the new barn dwelling.
2. The reconstruction of the outhouses to form a double garage and utility room for the farmhouse is sensible.
3. The reconstruction and extension of the cottage to the rear of the farmhouse seems rather grand, and the development may extend rather too far to the south. A more modest extension of different design might be more appropriate, but in general terms, the improvement of the cottage as a dwelling is pleasing.

Contd ....



- 2 -

NAILBOURNE PROTECTION SOCIETY

10th August 1987

Canterbury City Council

4. Nothing in any of these 3 applications should presume any further development at the site.
5. Nothing in these 3 applications should interfere with the public bridleway alongside the cottage.
6. As the total proposal increases the dwellings on the site by only one, (i.e. the barn conversion), we accept that traffic to and from the site will not increase much. Drivers entering and leaving the site, should exercise the normal care required.

Yours faithfully

Ian Taylor  
Honorary Secretary



Nail Pitt Soc.

3 Whitelocks Close  
Kingston.

17th August 1987.

To: The Editor  
Kentish Gazette.

Dear Sir,

Re: Proposed Motel at Pond Cottage, Bridge.

Few would deny that Canterbury needs additional hotel accommodation. Those who represent the public must however, balance commercial need with public safety.

The Canterbury City Council Planning Committee has already granted outline planning permission for a 70 bedroomed Motel at Pond Cottage, only to be told by the Kent County Council Highways Department that the ~~BYVE~~ Developers must undertake to pay the full cost of necessary new roadway junctions. The previous Developemnet Company appears to have retreated rather than agree to pay such costs.

The need for road improvements is clear. The only intended access/egress point at Pond Cottage is already dangerous. A recent traffic census demonstrated some 918 vehicular movements per hour past the site on the Canterbury side of the bridge over the by-pass at Pond Cottage. Most of the traffic travels at 50-60 m.p.h., some much faster.

If the Canterbury Planning Committee grants the new application for a 100 bedroomed Motel, then those local Councillors will be supporting the creation of a major traffic problem which will place the lives of 1 local people, travelling over the bypass into the City, in danger.

Are our local Councillors so prepared ~~making~~ to disregard the safety and wellbeing of local people ?

Canterbury can have its Motel !

Only half a mile away Highland Court is for sale. Sad as it may be to some to see this splendid historic house become a Motel, it is adjacent to the by-pass, could be easily adapted, and is already served by a traffic bridge over the by-pass. . Access to and from the by-pass could be achieved without creating the traffic danger which is presently being proposed at Pond Cottage.

Yours faithfully,

Mr Ian D, Taylor  
Hon. Sec.



NAIL. PROT. Soc

3 Whitelocks Close  
Kingston  
Canterbury.  
7.7.87.

To: Planning Dept.  
Canterbury City Council.

Dear Sir,

CA/87/0909/KIN

Outline Planning Application for Bungalow

This Society opposes the granting of this application for the following reasons:

1. The proposed development is outside the Village envelope and contrary to Policy SP4 of the Kent Structure Plan which presumes against development of fresh lands in the countryside. There are not any special circumstances to make any exception.
2. The site is adjacent to the Nailbourne Stream and is subject to flooding. To build any property "above" flood level would cause water to flood to a greater depth on adjoining property, particularly the garden of "Iona".
3. Similar applications in respect of the same site have been rejected previously, see CA/83/740/KIN.
4. Contrary to the Applicant's statement the proposed development would require the construction of a new "Official" access onto the roadway.
5. The site is not a case of "infilling" but an intrusion into countryside land, on the edge of a Conservation Area, and in an Area of Outstanding Natural Beauty.

Yours faithfully,

Ian D. Taylor

Hon. Sec.



Date: 30th June 1987  
Your ref:  
Our ref: CA/87/0909/KIN

Military Road  
Canterbury  
Kent CT1 1YW

Tel: Canterbury  
(0227) 451755

DX5314

  
**CANTERBURY**  
CITY COUNCIL

The Secretary,  
Nailbourne Protection Society,  
3, Whitelocks Close,  
Kingston, CT4 6JG.

Ask for:  
ext:

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT AND ORDERS.

PROPOSAL: Erection of bungalow with garage,

LOCATION: land adjacent to Iona, The Street, Kingston.

An application has been made to the City Council to carry out the proposal referred to above. The application may be inspected at these offices between 9.00 am and 4.30pm Mondays to Fridays

If you have any observations to make on the proposal these must be made in writing to reach me by 17th July 1987. In order for your views to be given full consideration this date is the last by which any representations may be submitted and any views received by this date will be taken into account when the application is considered.

You should be aware that the Council will be obliged by law to make any letter you submit available for inspection by the applicant or any other interested persons. Additionally should an appeal arise from the application, it may be necessary for me to refer in my evidence to any views which you let me have, which may also involve sending a copy of your letter to the appellant. In the interest of economy an acknowledgement will not be sent but you will be informed of the decision in due course if you have written expressing an interest in the application.

Yours faithfully,



M.J. BACON - CITY TECHNICAL DIRECTOR.

FOOTNOTE: If you are not the owner of the property to which this notice is addressed your co-operation in notifying the owner of the contents of this letter would be most appreciated.



Appln JR Bardsley Quetta Town Kingsli  
Aggr PV Road Blonay CBury R Fl Stone (Lyminge 862392)

Outline applie

- 10. Zastava i sili - 'Vacant land formerly building plot'
- 11. Site area 0.07 Hectares

£60 fee

Date 26 May 1987

Dear Sir Madam,

TOWN AND COUNTRY PLANNING ACT AND ORDERS

PROPOSAL: Erection of bungalow with garage

LOCATION: Land adjacent to Tom's, The Street, Kingston.

An application has been made to the City Council to carry out the proposal referred to above. The application may be inspected at these offices between 9.00 am and 4.30pm Mondays to Fridays.

If you have any observations to make on the proposal these must be made in writing to reach me by 17th July 1987. In order for your views to be given full consideration this date is the last by which any representations may be submitted and any views received by this date will be taken into account when the application is considered.

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Yours faithfully,  


M.J. BACON - CITY TECHNICAL DIRECTOR

FOOTNOTE: If you are not the owner of the property to which this notice is addressed your co-operation in notifying the owner of the contents of this letter would be most appreciated.





# Nailbourne Protection Society

6th August, 1987

3 Whitelocks Close,  
Kingston,  
Canterbury,  
Kent.

Mr. M. Bacon,  
Technical Director,  
Canterbury City Council,  
Military Road,  
CANTERBURY,  
Kent.  
CT1 1YW

Dear Mr. Bacon,

Re: Planning application CA87/1020/BAR  
Siting of mobile home on land at Digges Place

On the 17th July, 1987 the above planning application was notified to the public via the local newspaper, The Kentish Gazette.

It has subsequently been drawn to the attention of this Society that the notification was incorrect and misleading. The application is not for a mobile home, but for a prefabricated bungalow. The application is not in respect of Digges Place, but in respect of a site a quarter of a mile away on land adjoining the main A2 road.

It is unsatisfactory and unacceptable to this Society that applications in respect of planning matters be so erroneous and misleading, and serious questions might be asked regarding the applicant and his attempts to deceive both your department and the public.

This Society does not suggest any blame upon your department. We would, however, be pleased to be advised what measures your department might be able to take to remedy this situation, and what measures might be taken to avoid such situations in the future.

This Society will be submitting strong objections to this application in any event.

Yours sincerely,

Ian Taylor  
Honorary Secretary