



14<sup>th</sup> March 2017

Ms A Hemmings  
Planning Care Officer  
Thanet District Council  
PO Box 9  
Cecil Street  
Margate  
Kent  
CT9 1XL

Dear Ms Hemmings,

**Planning Application: OL/TH/16/1765- Land adjacent to Salmestone Grange, Nash Road, Margate.**

**Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved**

As you will know, CPRE Kent is the Kent Branch of the Campaign to Protect Rural England. It is our objective to retain and promote a beautiful and thriving countryside that is valued by everyone and we believe the planning system should protect and enhance the countryside in the public interest for the important contribution it makes to peoples' physical and mental wellbeing, as well as its vital role in feeding the nation. It is our position that local planning authorities should seek to ensure that the impact of development on the countryside, both directly and indirectly, is kept to a minimum and that development is sustainable in accordance with national planning policy.

CPRE objects to the proposed development for the following reasons:

1. The proposed network alterations (and the roundabout in particular) are insensitively designed for this location, close to residential properties which currently overlook farmland. Given the proximity of the roundabout to existing homes, and its sheer size, the proposal has not given adequate attention to how the substantial visual and noise impacts can be mitigated so that the well-being of local people is secured. Road safety is also a concern.
2. Transport modelling does not take into account the wider network implications of the proposal and the modelled area is not large enough to effectively anticipate the highway capacity implications of proposed development and its impact on key junctions. Given the congestion in this area, it is essential that the impact of local plan allocations (together with the proposed 'inner circuit'), are considered cumulatively. Assessment of elements of the plan, without an up-to-date transport strategy, nor reference to the emerging local plan (and associated development) does not amount

The Kent Branch of the Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

CPRE Kent, Queen's Head House, Ashford Road, Charing, Kent, TN27 0AD Fax: 01233 714549 Email: [info@cprekent.org.uk](mailto:info@cprekent.org.uk)

Phone: 01233 714540 [www.cprekent.org.uk](http://www.cprekent.org.uk)

to an adequate assessment in this case. It has not made sufficient efforts to demonstrate it is futureproof for the wider strategy.

3. While it is unfortunate that a more detailed evidence base for the local plan and transport strategy (yet to be updated to reflect the emerging local plan) have not been published, this proposal relates to a critical part of the network. It is the view of CPRE that KCC has (to date) given too much flexibility to this proposal and the approach taken does not amount to reasonable efforts to respond to the impact and changes associated with the wider emerging local plan and transport strategy.
4. It is noted that Shottendane Road, Manston Road and Nash Road are in the Thanet Air Quality Management Area. Given that the development might have an impact on these roads, and the AQMA more generally, an air quality assessment should be completed which demonstrates that the proposal does not prevent air quality targets being met in the shortest possible time.
5. The application is in outline, and any layout plans are indicative. Clearly the proposal would remove any remaining links of Salmeston Grange to the surrounding countryside. Considerable importance and weight should be given to preserving the setting of listed buildings, and the fields of the proposal site are important as an historical link to the once rural setting of Salmeston Grange. Views across the agricultural landscape to the grange allow its relationship to the agricultural landscape to be appreciated, whether or not there is limited visibility of the building. CPRE does not believe this proposal has responded adequately to this issue.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely,

Jillian Barr