

GUSTON PARISH COUNCIL

Chairman – Mrs Tracey Creed BEM, 10, Chance Meadow, Guston, Dover, Kent CT15 5EP

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6th February 2021

Dear All,

I wanted to write to update you further on where we are with the Department for Transport - IBF, KCC Dover Fastrack new road application Section 2 & Section 3, and diversion of the North Downs Way national trail.

Department for Transport - Inland Border Facility

Guston Parish Council met yesterday with the DfT, HMRC, and WSP. WSP are very much in charge of reviewing your comments via the engagement process and also responsible for overall site design and layout. I can confirm that a final site design is not yet available and will not be published by the DfT until after the end of the engagement period and after all points raised by residents, Guston Parish Council, Dover District Council and Kent County Council have been reviewed or responded to.

Guston Parish Council is still firm in our approach that this is not the right site for such a vast development. We are doing our utmost to continue to raise all the issues that an Inland Border Facility will generate within our village; these issues are vast but include:

Pollution, environmental impacts, proximity and privacy, traffic management, safety, landscape, design, nature conservation and historic elements.

The DfT are carrying out assessments relating to all these issues and Guston Parish Council has requested sight of this information once ready to be submitted to the Secretary of State for inclusion with the SDO application. We have also requested additional time to engage on any findings.

One of the issues at the forefront of our agenda is the need for an Environmental Impact Assessment. We are told by DfT that initial findings would suggest that this development would not fall into the category of an EIA development and therefore they can continue to proceed in having the development authorised. GPC cannot see how this proposal can be anything other than EIA development, particularly down to the overall size of the site, and it is for this reason that we will be independently requesting that a screening direction is carried out via the National Planning Casework Unit, Birmingham.

Guston Parish Council is very aware of your comments concerning site proximity to your homes, landscaping, nature, buffers etc. We are pushing the DfT for them to act sensitively to your requests. We are very much at the table of discussion and are there solely to support the views of our community.

As a reminder, if you have not already done so please complete the engagement pack sent by the Department of Transport in response to the Inland Border Facility. The engagement period will close on 10th Feb. It can be accessed using the link below.

https://inlandborderfacilities.uk/?page_id=1231

Mrs Glynis Farthing, Clerk to Guston Parish Council, 3, Church Farm Mews, The Street, East Langdon, Dover, Kent CT15 5FE

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DDC are due to hold an extraordinary council meeting on 9th February at 6pm where Cllrs will be preparing a response to the DfT on the proposal. All residents are able to register to watch this meeting:

<https://moderngov.dover.gov.uk/ieListDocuments.aspx?CId=122&MId=3808&Ver=4>

KCC - Dover Fastrack

Guston Parish Council has engaged a solicitor on this planning application; in particular Section 2 new road from B&Q roundabout to Dover Road, Guston and also Section 3 widening of the Dover Road from the Dover Castle coach park right through to Frith Farm.

Our objections have been ongoing but further concern was raised when we realised that the DfT were to be using at least 900m of the new road to support the entrance and exit of hundreds of HGV's from the Inland Border Facility.

We are concerned that the Dover Fastrack is being compromised by a much larger development and its primary use of being a 'greener alternative' for travel for use by the bus, pedestrians and cyclists was being squashed. Other concerns are the impact on the B&Q roundabout and the impact on businesses at the White Cliffs Business Park.

Section 3 widening of the Dover Road we believe should be subject to a full planning application. KCC are intending to reply on the Town and Country Planning Order 2015, which would allow permitted development relating to roads. We have seen no detailed plans of Section 3 Dover Road.

GPC is also concerned about the level of consultation that Guston and the wider community received about this planning application. Engagement was carried out during a period of lockdown via online facility only. We have requested the details go back out to consultation.

The application should have been determined on 13th January by KCC but our objections and support from KCC Cllr Geoff Lymer has meant that the application was pulled from the hearing. We are yet to receive a response to our comments.

North Downs Way

Guston Parish Council has contacted the Open Spaces Society and Graham Rusling, Public Rights of Way and Access Service Manager KCC, who has confirmed that a separate Order must be raised TCPA 1990 and can only be made once the planning permission has been granted. Notices will be placed on site at the ends of the affected route, and advertised. There is usually a month / 28 days in which to make any representation.

Guston Parish Council will make representation on this order separately to the IBF development and we would urge you as members of the public to do so once the notices are erected. Works can start on site but the Order affecting the Byway diversion must be concluded before the works affecting the public right of way can be started.

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There is no stipulated width requirement of the diverted path but it is expected that traffic will be able to pass, commonly seeking 2 meters.

Currently the site design shows the NDW being diverted along the perimeter of the site, along the Dover Road and then in front of the properties Cherry Tree Mews and St Martins Road. As the route is a Byway Open to All Traffic this diversion would cause immense problems for these residents. We have been in discussion with the DfT about moving the diversion away from residential properties and also the possibility of restricting this section to pedestrians, cyclists and horse riders only, but this has not yet been discussed in major detail. Our aim is to discuss further with DfT how we can make the North Downs Way more pleasurable for users and acceptable to residents.

We are aware that a number of residents on St Martin's Road/Dover Road, Guston have had a survey and valuation obtained on their properties. It may be advisable for you to email the DfT before the end of the engagement period, with the results of these and the report regarding the potential devaluation of your properties. You may wish to include a copy of the report.

Many thanks for your continued support.

Best wishes

Tracey Creed BEM
Chair -Guston Parish Council

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