



**Pond Close Nursery  
London Road  
Temple Ewell  
CT16 3DQ**

**Erection of an agricultural barn,  
formation of an access to London Road  
and fencing**

**Supporting Planning Statement**



## **1. Introduction.**

1.1 This application is a resubmission of two previous planning applications, referenced DOV/23/01033 and DOV/23/01034, that were refused last year, and addresses the reasons for refusal put forward on those applications.

1.2 This is submitted as a composite application as the two elements, the bard and the access, are interrelated. The reasons for refusal were:

*"1 Insufficient information has been submitted to demonstrate that the location and scale of the proposed building is required to meet a functional need or to comprise an ancillary form of development to an existing agricultural use of the land, contrary to Policy DM1 of the Dover District Core Strategy.*

*2 The location, scale, form, design and appearance of the proposed building is incongruous, intrusive and poorly related to the site and the surrounding area. It would cause harm to the visual quality and natural beauty of the landscape character of the area and setting of the AONB contrary to Policies DM15 and DM16 of the Dover District Core Strategy, Paragraphs 130, 174 and 176 of the National Planning Policy Framework and Policies PM1 and NE2 of the Submission Draft Local Plan.*

*3 Insufficient information has been submitted to demonstrate that the proposed development would safeguard or mitigate the risks and impact from the pollution of the groundwater source contrary to Policy DM17 of the Dover District Core Strategy and Paragraph 185 of the National Planning Policy Framework."*

and:

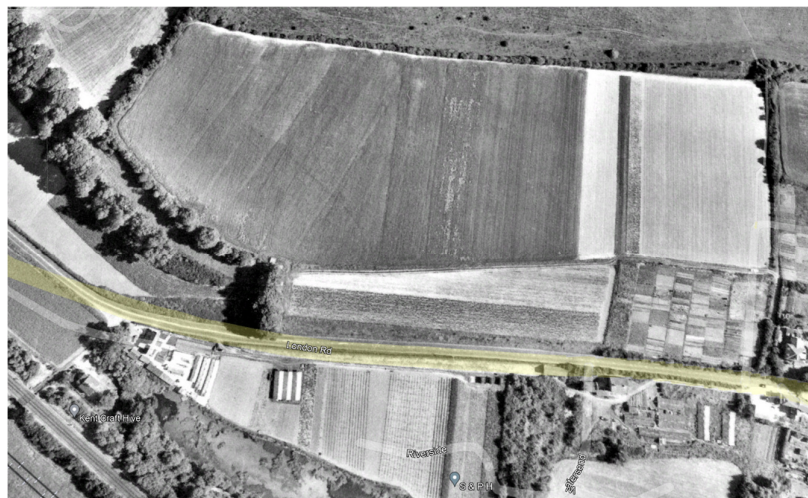
*"1 The location, scale, form, design and appearance of the proposed development is unjustified, over-engineered and*

*excessive and poorly related to the natural road edge embankment in this edge of village location It would cause an unacceptable erosion of natural features and result in an unacceptable level of harm to the visual quality and landscape form and character of the area and street scene contrary to Policies DM15 and DM16 of the Dover District Core Strategy, Paragraphs 130 and 174 of the National Planning Policy Framework and Policies PM1 and NE2 of the Submission Draft Local Plan.*

*2 Insufficient information has been submitted to demonstrate that the proposed development would safeguard or mitigate the risks and impact from the pollution of the groundwater source contrary to Policy DM17 of the Dover District Core Strategy and Paragraph 185 of the National Planning Policy Framework.”*

## **2. The Holding and Operation.**

- 2.1 Pond Close Nursery is a long established agricultural holding that sits astride London Road, which was previously the A2 Trunk Road prior to the opening of the Dover Eastern By-pass in 1977.
- 2.2 The image below from Google Earth shows the road and area as it was in the 1960's.



- 2.3 It has been re-classified as a B Road but evidence of the previous status still remains. Road works were carried out to improve the route out of Temple Ewell and part of the old carriageway still remains adjacent to Pond Close Nursery. The new road line was constructed as modern carriageway with a footpath on the north side and running from Temple Ewell to Lydden. This is the land that is described in the refusal as a "natural feature", but is in fact highway improvement works.
- 2.4 On the north side there is 6 ha. of land used predominantly for growing hay for sale and the south side is a further 2.4 ha for glass houses growing a wide variety of vegetables, salad stuffs and flowers.
- 2.5 Access to the north side land is severely restricted to the footpath track running from London Road and serving allotments, the open countryside and the holding. This is narrow, unsurfaced and has no visibility splays at the junction with London Road. There are no parking restrictions at this point and vehicles frequently park here further limiting access and preventing any safety visibility and turning radii.

### **3. The Application.**

- 3.1 It appears from the previous refusals that there was a lack of understanding of the need for both the building and the access. The holding does not have weather tight storage for the hay which deteriorates if stored for any length of time in the open. (Unlike straw which is more substantial.) The design has been chosen to keep the ridge line to minimum and blend in with the immediate environment. The proposed location is well screened and does not impinge on the open countryside or be visually intrusive when viewed for the higher land to the north.
- 3.2 The other element of the proposal to make it workable with modern agricultural machinery is providing suitable access. The existing access is incapable of being used for this by virtue of

both its width and junction geometry. The prevention of a suitable access severely reduces the viability of the holding, contrary to the thrust of the Framework to encourage and farming practices.

- 3.3 The issue of ground water protection was raised, but this would be dealt with by other legislation by the Highway Authority.
- 3.4 The refusal states that the proposed access is over-engineered, and it must be noted that KCC Highways do not object, and that it would cause an erosion of natural features. As stated above the landscape in the vicinity is entirely artificial as a result of highway improvement works. If it is felt that it is in the wrong place then a site meeting could resolve this.
- 3.5 Similarly, any impacts can be dealt with by an agreed landscaping treatment scheme.

#### **4. Conclusions.**

- 4.1 There is a definite need for the new barn to underwrite the future viability of the holding and maintain this long-established feature of Temple Ewell.
- 4.2 This however can only happen if access to the land meets modern requirements and not relying on an old traditional and substandard footpath.
- 4.3 If any further information or discussions are required these can take place, and it is requested that planning permission is granted.

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