

Craig Solly

Matter Statement 11 – Tourism (Policies E07-E14)

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Issue 4 – Beaches – Policies E10, E11 and E12

Q1. What is the rationale and justification for identifying major holiday beaches (Policy E10) separately from intermediate beaches (Policy E11)?

Q2. Does the Plan provide enough detail to clarify to decision-makers, developers and local communities what type of development is permitted and where? Are Policies E10-E12 effective?

Q3. What is the justification for restricting new built facilities on undeveloped beaches (Policy E12)? Under what 'exceptional event' may development be considered acceptable? Is this sufficiently clear to decision-makers, developers and local communities?

Response:

As stated in my representation and in the hearings so far, the transport and parking should be a factor on this, this does potentially increase recreational disturbance to the SPA any development in these areas need to show mitigation to the Coastal environment. Large development should be assessed to understand the impact and if required to be refused if this is not met.

There are issues with tourist traffic which can affect the overall transport network on busy days such as the summer and bank holidays. In particular the intermediate beaches do not have the parking facilities to cater for this, and there are known issues with this. Development should consider this and should be considered as part of policy.

Issue 6 – Quex Park – Policy E14

Q1. What is the justification for requiring development proposals at Quex Park to be accompanied by a transport assessment? Is this appropriate for all development proposals, regardless of size?

Response:

Quex Park will be affected by the Transport Link road from Brooksend Hill and Shottendane road. The junctions are not to a modern standard and assessment will be required for this as the current entry/exit points are blind and dangerous and use marshalls or convex mirrors for guidance.

A transport plan is required when the park hosts events, as seen in my representation under transport SP47 the manston road is blocked for large events which means that traffic is directed through Acol. The ability for traffic to queue at this time is high which also can increase air pollution, and Quex Park is close to a AQMA at Birchington Square. I have suggested a 3rd lane for events in a aim to do this (is a bus lane considered as part of transport?).