

## **Public meeting with representatives of Pentland Homes regarding the building of 49 new homes in Lyminge.**

**Date: 8 March 2023**

*This meeting was requested by Lyminge Parish Council. Representing Pentland Homes were Paul Kitchingham, Peter Reed, Jason Lewis and Matthew Woodhead.*

The meeting gave members of the public the opportunity to put questions to and receive answers from Pentland Homes.

### **Houses for Lyminge**

The original planning permission, given last year, was for 30 homes. Pentland now consider these plans weren't commercially viable so new plans for 47 homes, consisting of mixed housing and 2 self-build detached homes, will be put forward to Folkestone and Hythe District Council.

The village of Lyminge is considered under-developed; Pentland feel that building 49 homes would save future green fields development. They also consider there are benefits which would include a higher Community Infrastructure Levy (CIL) payment by them, a proportion of which will be received by Lyminge Parish Council once the development starts.

Each home will be built to a high standard with underfloor heating and EV charging points.

**Social Housing:** Ten units will be built as social housing. The homes will be offered on a tiered system where locals will be prioritised.

There were concerns that Pentland Homes would continue building between Lyminge and Etchinghill until they are joined together. Pentland stated that this wouldn't happen as the golf club belongs to a charitable organisation and is protected.

### **Drainage**

The development can't discharge their excess surface water onto neighbouring land. Within the plans are two holding areas for waste water to be collected to stop this happening.

There will be two open ponds to collect the rain from a heavy downpour, to give it time to soak away. There was a discussion whether the ponds should be dry (as the design) or wet in style.

There would be an underground storage system of containers (attenuation crates) to collect foul waste which would be pumped into the village's drainage system at low volume times. The foul drainage system will join the village system in the Greenbanks area. Pipework will be installed mostly in the verge. Temporary closures and steel plate covers will ensure uninterrupted access to the Surgery and Greenbanks.

## **Highways**

Pentland Homes has had a transport assessment completed, including traffic counts, and the responsible authorities deem it acceptable. There was a great deal of discussion around traffic and parking. A speed limit survey was also commissioned for KCC highways and was approved. The 30mph sign will be moved forward to cover the new road.

The development includes 115 parking spaces and 10 garages. This allows parking for 2 cars per household plus 17 visitor spaces.

There is no air quality map as developers are not required to provide one. Most roadway within the estate is for shared usage by vehicles and pedestrians. Roads with separate pathways are at the entrance area. The hedges will also be trimmed and there will be improved access to the golf course.

The new homes are within walking distance to bus stops and this could provide the bus service with extra customers and in the long run help keep those services.

KCC promote a no street lighting policy but it isn't known if it applies to this development.

## **Pressures on infrastructure**

Concerns regarding the pressure of extra children for Lyminge school were acknowledged. There were concerns about how the surgery next to the development would cope with the extra patients.

Any needs should be addressed by KCC as the CIL money is for providing extra needs that the development might put on the community.

## **Biodiversity**

The planting schedule has yet to be agreed. Consultants are employed to advise on these matters – including impact on the River Stour. Natural England vet the reports and approve. A landscape scheme will be submitted to FHDC.

## **Timescale**

The two self-builds have been approved and sold. These owners will start building their homes this summer, therefore an access road will be built for their use.

For the rest of the development, plans are to be submitted imminently, and subject to planning consent, Pentland would like to begin building in the autumn.