

**WILDLIFE** - Betteshanger Country Park is one of the premier wildlife sites in the Dover District, and is of national importance for a number of protected and endangered species of plants and animals including, lizard orchids, turtle doves and water voles. Nature is in crisis. Important wildlife sites like Betteshanger Country Park should be protected from development.

**OPEN GREEN SPACE** - Betteshanger Country Park provides a much-needed nature-filled open space for local people and visitors - vital for physical and mental well-being. A large area of public open space would be lost and the current free access to the park could be restricted, or lost altogether.

**LANDSCAPE** - The hotel and surf lagoon will be the single most dominant feature in an open, rural landscape. The surf lagoon is expected to operate from 7.00am to 10.30pm, later when events are programmed. The light from the hotel and the surf lagoon's eighteen, 12 metre high lighting columns in use outside daylight hours, will have a hugely detrimental impact on the landscape and on wildlife in the park and surrounding area after dark, especially nocturnal animals such as bats and insects.

**TRAFFIC & AIR QUALITY** – The park's owner anticipates around 700,000 visitors to the country park annually. This will result in a significant increase in traffic on local roads, unsuitable for this volume of traffic and worsening local air quality affecting people's quality of life and health. High levels of nitrous oxide are recorded at the London Rd/Manor Rd roundabout in Deal due to traffic congestion.

**WATER & ENERGY CONSUMPTION** – The Environment Agency classified east Kent as 'Water stressed'. The surf lagoon will hold 30 million litres of water. On an average summer's day, the surf lagoon will lose 121,600 litres of water due to evaporation. The average 2-person household in the southeast, uses 100,000 litres of water a year. There is no mains sewer at the park. Waste water and sewage treated onsite, is proposed to be discharged into nearby water courses which could cause pollution problems and have an adverse impact on their delicate ecology.

The surf lagoon's wave generator and filtration system would use the same electricity in one year as 425 UK homes. This amount of energy consumption is contrary to Local Plan and UK Government policies on climate change.

**ECONOMY** – The developer claims the development will provide jobs and improve the local economy. The jobs on offer will be insecure, low-paid, seasonal work. All expenditure on accommodation, restaurants, bars, cafes etc will be retained within the facility. This will not benefit local businesses, many of whom are struggling in the wake of the Pandemic and rising operational costs.

## **HOTEL – Application No: 23/01095**

The hotel application currently awaiting a decision by Dover District Council's Planning Committee is a second, revised planning application for the hotel which is fundamentally the same as the first application. The first planning application (22/01152) was refused at the 13 July 2023 planning committee on the grounds that the hotel development would result in the loss of public open space and, that the mitigation proposals for turtle doves was inadequate. The hotel development was deemed to be contrary to the Council's Local Plan policies and chapters in the UK Government's National Planning Policy Framework (NPPF)

Minutes of the 13 July Planning Committee meeting can be found at: [www.dover.gov.uk/planning](http://www.dover.gov.uk/planning). Click on 'Committee Meetings', then select 13 July 2023.

## **THE SEAHIVE (surf lagoon) – Application No: 22/01158**

This application is still awaiting a decision.

The same reasons for refusing the first application for the hotel still apply to the revised hotel application. In fact, there are additional Local Plan policies and chapters in the NPPF that apply to both the hotel and surf lagoon applications including, policies on climate change and water efficiency.

## **How will the applications for the hotel and surf lagoon be decided?**

Local Councillors who are members of the Planning Committee will decide if the planning applications for the hotel and surf lagoon are to be granted or refused.

Members of the Planning Committee must base their decision solely on whether the planning applications accord with the Council's Local Plan policies and the UK Government's National Planning Policy Framework (NPPF). It is evident that the planning applications do not accord with these requirements and should therefore be refused.

Please see overleaf on how you can help influence the decision of these planning applications.