



# Minutes

## Folkestone & Hythe District and Parish Councils' Joint Committee

Held at:	Remote Meeting.
Date	Thursday, 16 March 2023.
Present	Councillors: Graham Allison, Michael Boor, Laszlo Dudas, Gillians Heywood, Frank Hobbs, Jennifer Hollingsbee, Roger Joyce, Terence Mullard, Martin Sweeney and Paul Thomas.
Apologies for Absence	Councillors Beales.
F&HDC Officers Present:	Simon Baxter (Chief Officer - Development), Andy Blaszkowicz (Director of Housing and Operations), James Clapson (Case Officer (Committee)).
KCC Officers Present:	Stephanie Holt-Castle (Director for Growth and Communities) and Ben Sherreard (Programme Manager, Kent Communities).

### 1. **Appointment of chairman**

District Councillor Hollingsbee was appointed Chairman for the meeting.

### 2. **Declarations of interest**

There were no declarations of interest.

### 3. **Minutes**

The minutes of the meeting held on 19 January 2023 were submitted and agreed as a correct record.

### 4. **Kent County Council Consultation Regarding Changes to Community Services**

Mr Sherreard provided the committee with a presentation that gave an overview of Kent County Council's (KCC) proposed changes to community services, what

the changes aimed to achieve, and the timeline for the project. The presentation slides have been attached to the minutes for reference.

During consideration of the item the following points were noted:

- As part of the consultation, KCC gratefully received suggestions of buildings that could be used to co-locate services. These buildings did not need to be owned by KCC.
- Lympne Parish Council had a village hall with a confidential room, potentially this could be suitable for use by other service providers, particularly in support of mothers and children who attend baby and toddler clubs at the site.
- KCC had a dedicated team that was looking to develop a single point of contact system to allow residents to access all their KCC services from one digital platform.
- In the more distant future there could be an opportunity to further integrate KCC services with other service providers, such as the Police or NHS.
- KCC had worked with bus service providers when producing the proposals, however KCC did not control which bus routes would be provided in the future. Community bus services could be organised to cover areas where commercial bus service providers have reduced services.
- The proposals did not include the closure of any library buildings; however, these buildings could be used to co-locate other services.
- The expected timeline indicated that implementation of the changes would begin in the early part of 2024; completion of the process could take a couple of years as there was a need to ensure continuity of services.
- Everyone was encouraged to participate in the consultation, further details can be found on the following dedicated web page:  
<https://letstalk.kent.gov.uk/community-services-consultation>
- For people who do not wish to complete the online consultation questionnaire, comments can also be provided by email:  
[communityservicesfeedback@kent.gov.uk](mailto:communityservicesfeedback@kent.gov.uk) or by voicemail message:  
03000 419 815.

## 5. **An update on the Ship Street Development**

Mr Blaszkowicz and Mr Baxter provided the committee with an update on the Ship Street development, the presentation covered the history of the site, reasons for its dereliction, the work that has taken place, the next steps and what the council hopes the site will look like once its complete. The slides have been attached to the minutes for reference.

During consideration of the item the following points were noted:

- Engagement with the public had been positive and responses highlighted the importance of providing energy efficient, affordable homes on the site.

- Wheelchair access across the site was being incorporated with access via Ship Street to Foord Road, to deal with the significant level change from west to east across the site.
- The project did not directly benefit from levelling up funding, however it did compliment the wider regeneration work of the fund.
- Informal discussions with developers had indicated that the site would not benefit from a very tall building, there were regulatory requirements for buildings over 18 meters high that impacted on their viability.
- There were around 150 units proposed for the site.
- Once the Council has made the site safe, its positive land value should attract interest from developers; the Council may wish to go into partnership with a developer as part of a joint venture or look to sell the whole site to a developer.

## 6. **Coast Drive Coastal Destination Project**

Mr Blaszkowicz provided a presentation that gave an update on the Coast Drive Coastal Destination Project. During the presentation it was noted that there were currently 700 people on the waiting list for a beach huts, so the Council was looking for areas where more beach huts could be situated. The aim of the project was to make the Coast Dive area a destination, with services and amenities onsite that will encourage residents and visitors to visit the beach. The slides have been attached to the minutes for reference.

During consideration of the item the following points were noted:

- It was hoped that planning permission would be granted in Spring 2023.
- Proposals have been drafted with input from residents and New Romney Town Council, who were in support of the proposal.
- The Council would be meeting with the Sea Cadets, who were based on site, to ensure they were fully supported; this would include parking arrangements.
- The proposal recognised that the area was designated a Site of Special Scientific Interest, and incorporated areas of fencing to protect key areas.
- There had been discussions with the RNLI to ensure their operations from the Littlestone Lifeboat Station would not be impeded.
- New Romney Town Council's Highway Improvement Plan identified the need for a pedestrian crossing to assist people in crossing Coast Drive, between the car park and the shops. The Town Council would be in touch with KCC Highways.

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# COMMUNITY Services Consultation

Introduction

Why

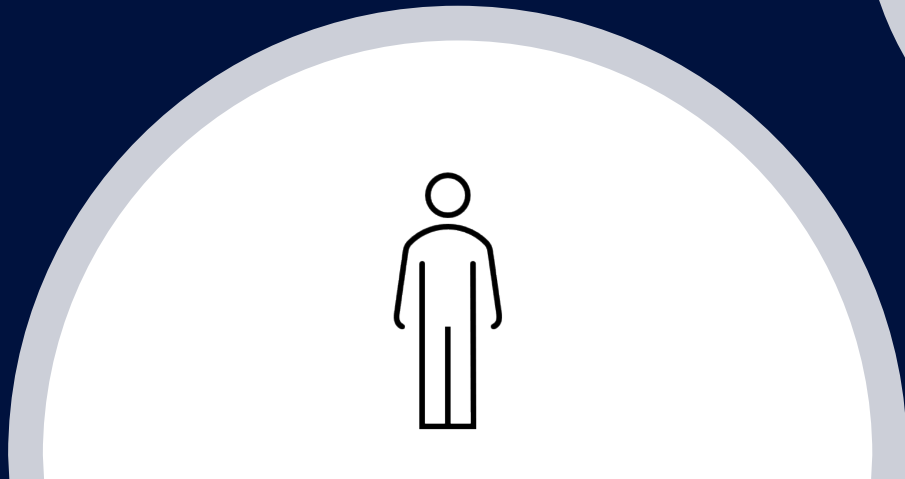
How

What

Next steps

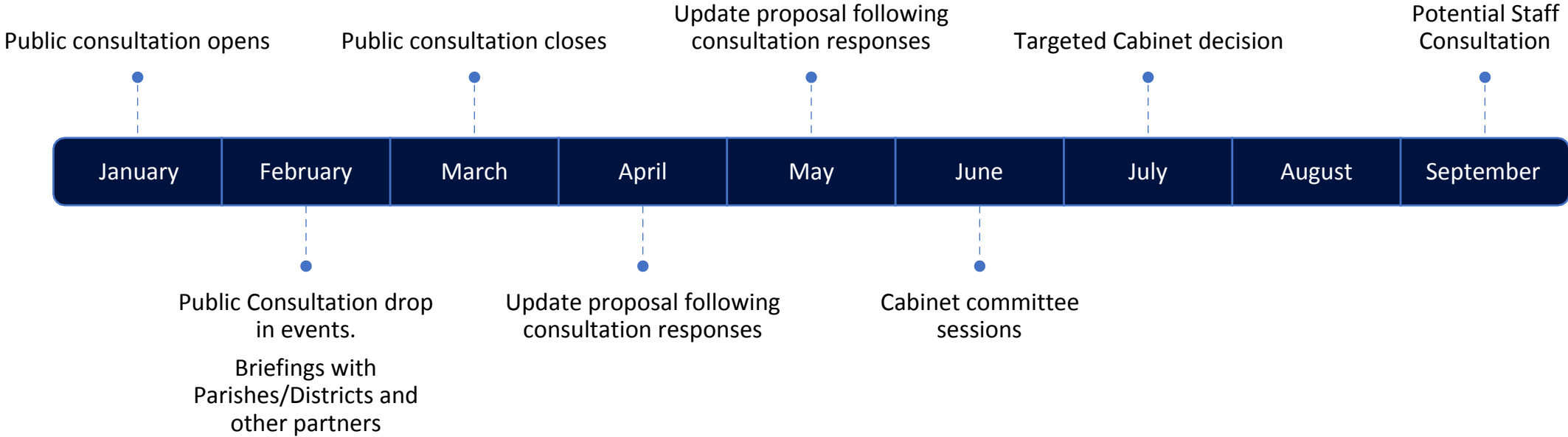
# The services included in these proposals are:

- Community Services for Adults with Learning Disabilities
- Community Learning and Skills
- CYPE Open Access services (Children's Centres and Youth Hubs)
- Public Health (Health Visiting and CYP Counselling)
- Gateways



# Timeline

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Implementation to begin early 2024 subject to potential Judicial Review period and staff consultation.

# Drivers for change and alternative approaches

- ✓ **Reduce the high costs** associated with maintaining a large number of buildings.
- ✓ **To find savings** so that we can balance the budget.
- ✓ **To meet the commitments we made** in our Net Zero action plan by 2030.
- ✓ **To provide effective support** to residents in need of our services.

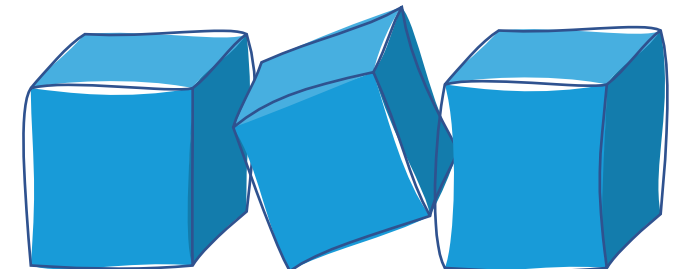
<b>Alternative Option 1</b>	Close the buildings that are the most expensive to run
<b>Alternative Option 2</b>	Close the buildings which are the most environmentally inefficient
<b>Alternative Option 3</b>	Close the buildings with the highest market value, meaning they would have the highest financial return if they were sold
<b>Alternative Option 4</b>	Do nothing



# What will these proposals achieve?

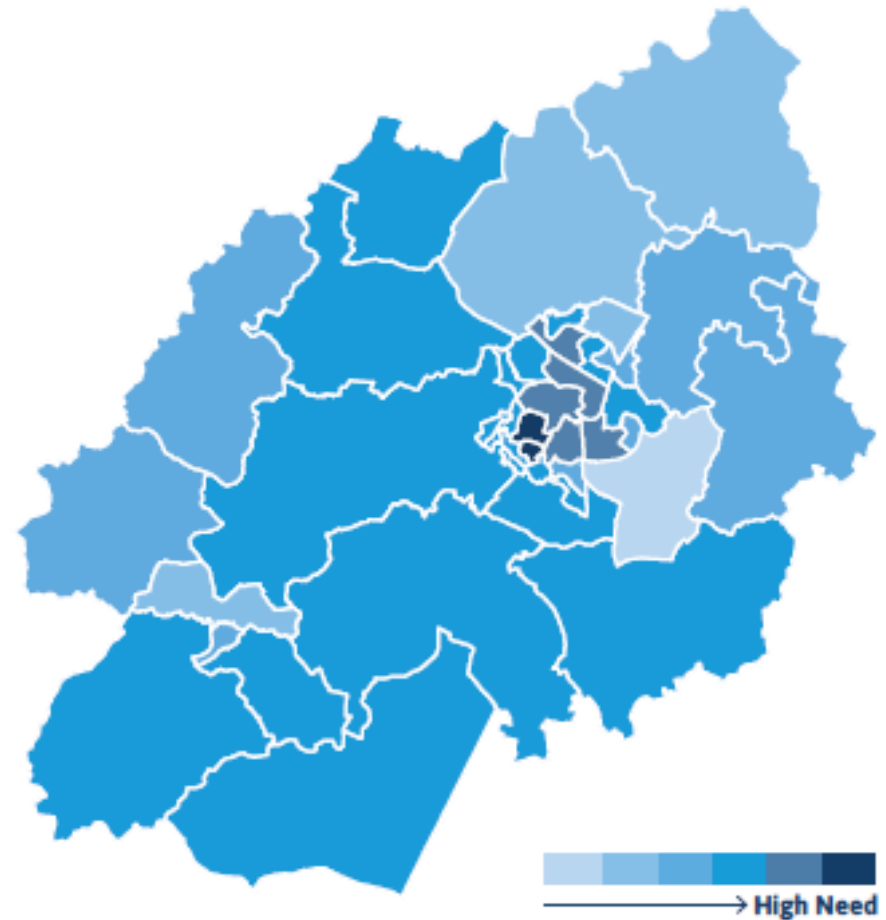
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Benefit	Notes
Revenue saving of between £5.6m and £6.9m	In line with MTFP savings targets. £1.6m is Corporate Landlord, between £4m and £5.3m is owned and delivered by services. The savings include £4m reinvested into outreach provision.
Reduction of maintenance liability of at least £7.3m	Circa £42m maintenance requirement across in-scope buildings.
Anticipated capital receipts of up to £7.5m	Will be subject to our adopted disposal policy.
22% reduction in greenhouse gas emissions from in-scope buildings	Represents 5% of our overall carbon emissions from our total operations.



# The Design Method

- Create a needs framework using agreed data sets
- Discuss need and how best to meet it with services
- Agree design principals
- Audit the presence of our buildings in wards with high need
- Discuss and agree opportunities for colocation



# Kent wide



# County-wide perspective by service

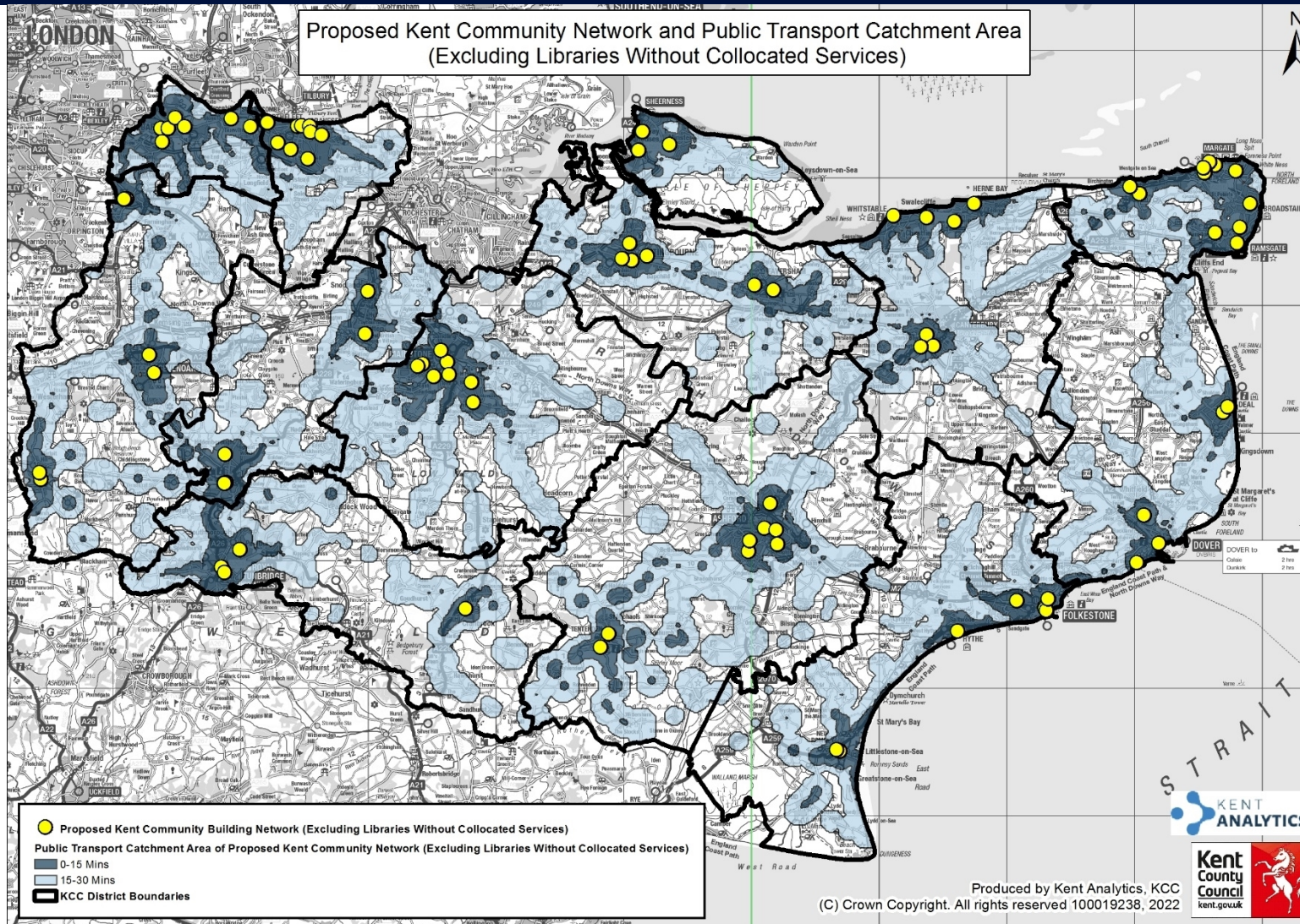
Subject to the public consultation, feedback from staff and further feasibility work

<b>Service</b>	<b>Current Building Locations</b>	<b>Proposed Building Locations</b>	<b>Proposed Exits</b>	<b>Proposed Co-locations</b>
<b>Family Hubs (formerly Children Centres and Youth Hubs) – incorporating Public Health</b>	80	46	38	7
<b>CLS</b>	14	13	1	7
<b>Gateway</b>	9	6	3	8
<b>Adult Day Services</b>	16	12	4	10

Many of the Children’s Centres we propose to exit are not open full time – for example Little Explorers in Ashford is only open Wednesdays and Thursdays and Swalecliffe in Canterbury is only partly open on Tuesday’s and Wednesdays. Some, like the Tina Rintoul Centre are already fully closed following the pandemic.

# Access to our buildings

Being able to access a community building for support, even if not the specific service they need, will be key for helping to connect the most vulnerable groups across the county.



**94% of Kent households will be within 30 minutes travel time of at least one of our buildings, using public transport.**

# Folkestone & Hythe



Locality Design

# Buildings we are proposing to deliver services from in Folkestone & Hythe

Folkestone & Hythe district by ward

Ward.

Building.

## Family Hubs

**2 Cheriton.**

Caterpillars Children's Centre.

**3 East Folkestone.**

The Village Children's Centre.

**4 Folkestone Central.**

Folkestone Early Years Centre.

**8 New Romney.**

New Romney Children's Centre.

## Community Services for Adults with Learning Disabilities

**6 Hythe.**

Bridge Resource Centre.

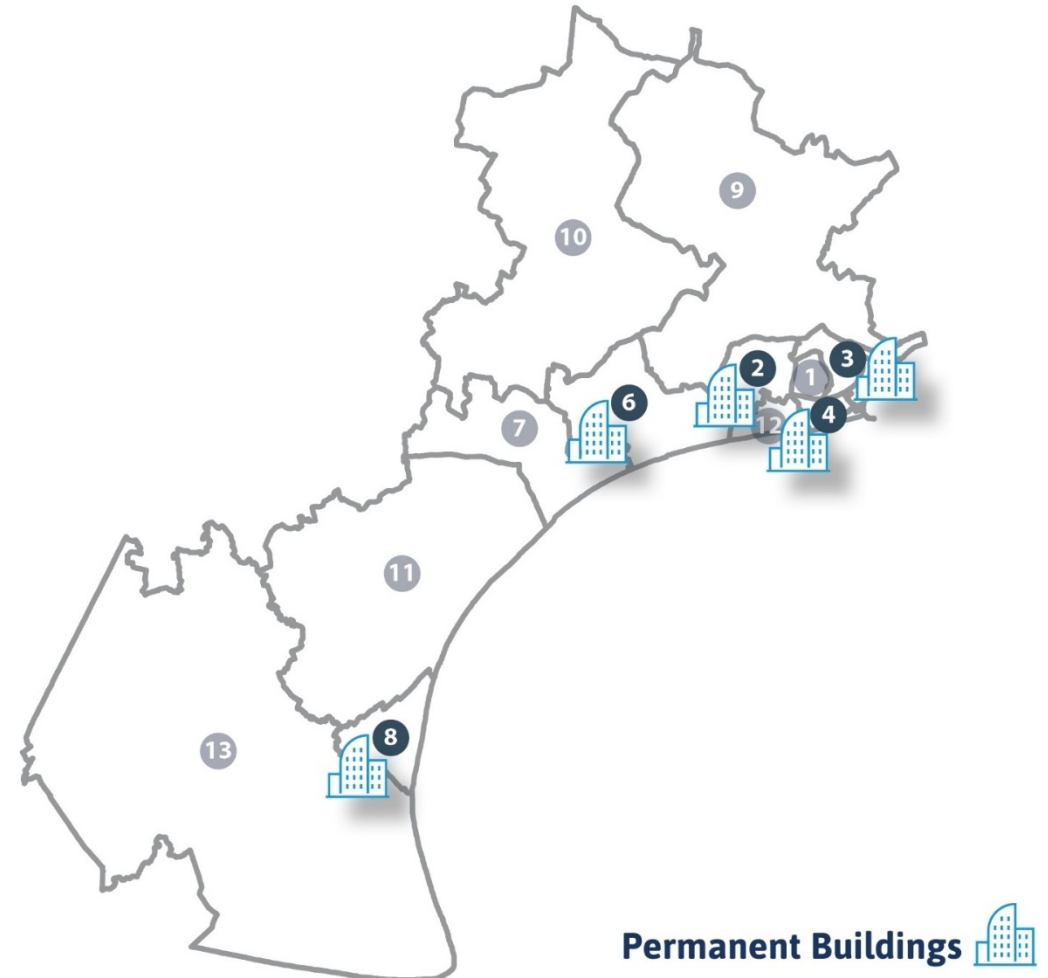
**8 New Romney.**

Phase II.

## Community, Learning & Skills

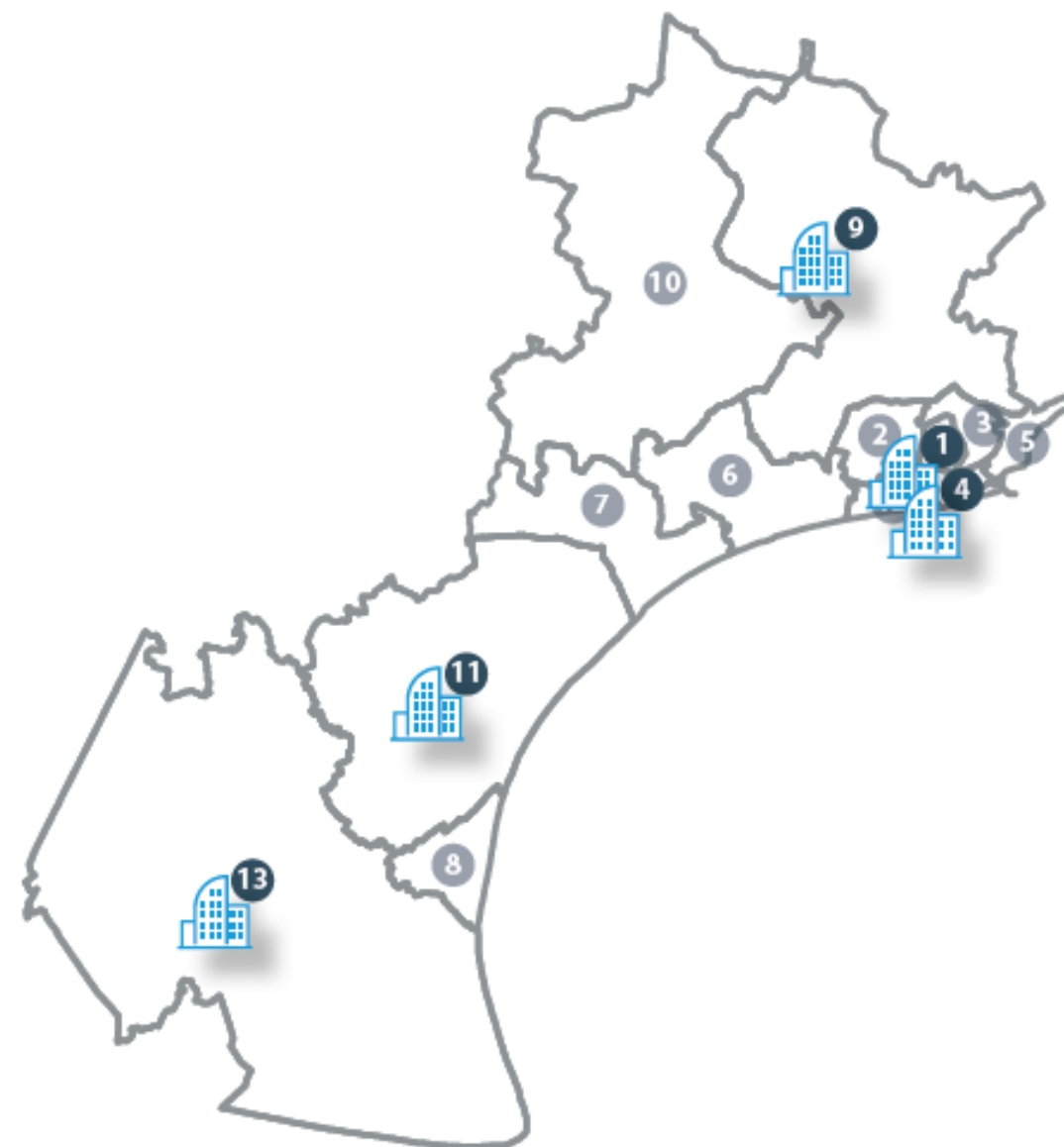
**4 Folkestone Central.**

The Cube.  
The Pottery.



# Buildings we are proposing to leave in Folkestone & Hythe

Ward.	Building.	Potential Outcome.
<b>Childrens Centres and Youth Hubs</b>		
<b>4 Folkestone Central.</b>	Five (Shepway Youth Hub).	Moving in to Folkestone Early Years Children's Centre.
<b>9 North Downs East.</b>	Hawkinge Childrens Centre.	
<b>11 Romney Marsh.</b>	Dymchurch Children's Centre.	
<b>13 Walland and Denge Marsh.</b>	Lyddle Stars Childrens Centre.	
<b>Community Services for Adults with Learning Disabilities</b>		
<b>1 Broadmead.</b>	Folkestone Sports Centre.	





# Buildings Outreach Digital

- Financial pressures and **rising costs** mean that we need to use our estate **more efficiently**
- Co-locating services means that we are able to move out of, and eventually **dispose of buildings** surplus to requirements (in line with disposal policy)
- It has the potential to **improve resident experience** by reducing the need to visit different locations for multiple services
- We have tended to propose co-locations in communities with higher need for multiple services
- It has the potential to enhance how services work together to serve a community more holistically
- 2021/22 Budget Consultation **91% of respondents** agreed that we should deliver more than one service from a building

# Buildings Outreach Digital

- Outreach is something we already do
- For some communities, it can be the **most effective** way of reaching our most **vulnerable residents**
- Outreach allows us to be **flexible in our response to need** as it arises

# Buildings Outreach Digital

- We already have a digital offer
- For many residents, it's the **most convenient** way of getting **information about our services**
- A virtual offer means some residents have **better access** to the **help they need**
- Our digital offer needs to be expanded on and developed to **make it even better**

# Follow-up

- Encourage responses to the consultation
- Encourage attendance to our drop-in events
- How else might we reach your community?

## Drop in sessions for public:

### Folkestone and Hythe

Tuesday 21<sup>st</sup> February – Folkestone Early Years Centre 4-8pm

Friday 24<sup>th</sup> February – Wood Avenue Library 10am-1pm

# Consultation Feedback

Website: [Community Services Consultation | Let's talk Kent](#)

Email: [communityservicesfeedback@kent.gov.uk](mailto:communityservicesfeedback@kent.gov.uk)

# Questions

Contact:

Rebecca Spore  
Director of Infrastructure  
SRO – Kent Communities Programme

Virginie Clarke  
Programme Design Lead  
Kent Communities Programme

# Ship Street Development

Joint Parishes Committee  
16<sup>th</sup> March 2023

RADNOR PARK

VIEWS!

GREEN LINK



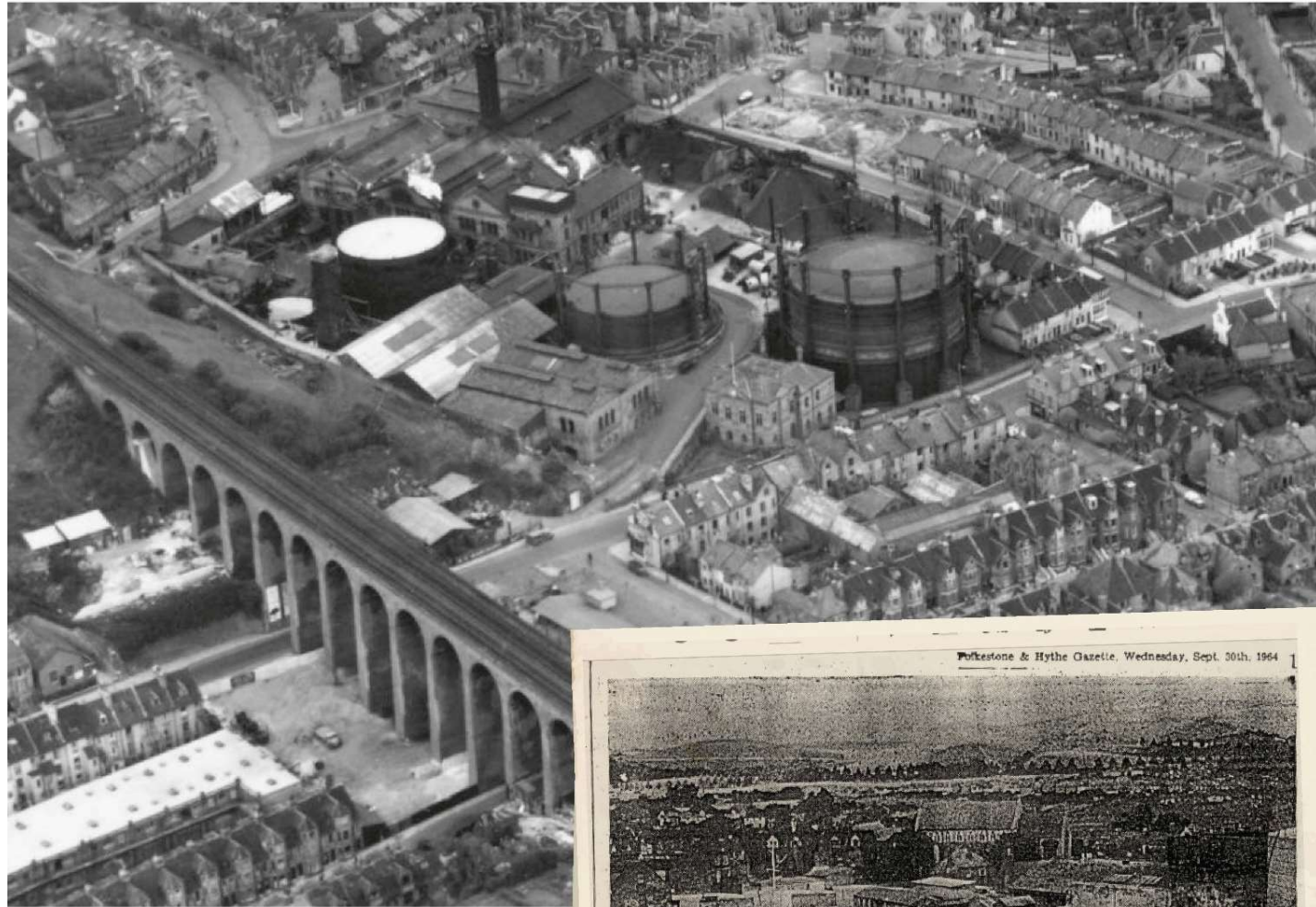


# History

The former gasworks site is part of Folkestone's history but has been largely derelict since 1956.

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Remediation of the site took place between 2009-11, and Southern Gas sought to sell it. To encourage a purchaser the council included it in a list of sites for housing development in 2015. No offers were made.

Given the lack of interest from the private sector Folkestone & Hythe District Council bought the site in 2021. It requires further remediation and by taking ownership, the Council wants to drive development and be able to access any funding for land remediation.



# Constraints/Risks

- Cost of remediation
- Topography challenges, different ground levels within the site
- Existing service media
- Retaining walls – stabilisation & improvement
- Concrete obstructions underground
- Gas governors sub station and confirming boundaries
- Funding availability
- Feasibility; Cost vs Income
- Lack of interest from the market

# Site conditions

The site was subject to an extensive though not comprehensive, remediation scheme in 2009- 2011. During 2022, the Council have had surveys carried out to ascertain ground conditions, and make recommendations and cost estimates of the work needed to make it suitable for housing redevelopment.

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Following these surveys, we are applying for funds from the Brownfield Land Release Fund (BLRF) to carry out these works, in parallel with the design development.

Much of the site is 'made ground' rather than soil and grass, so areas for soft planting will need to have clean cover (new soil) brought onto the site. Site levels fall significantly from west to east, with a 12 metre level difference across the site.



# Work To Date

- ✓ Capacity studies investigating density / layout / public realm
- ✓ Site maintenance to minimise future ecological risks
- ✓ Viability studies
- ✓ Positive discussions with HE and One Public Estate
- ✓ 2 very well attended public engagement events
- ✓ Structural condition survey of retaining walls
- ✓ Extensive soil and site investigation works done and costed
- ✓ Market Intelligence report on future homes completed
- ✓ Early & continued engagement with Key stakeholders
- ✓ Appointed Design Team to achieve planning consent

# Feedback from March 2022

Residents gave their views on the proposals for a mixed use, housing-led development on the site at a public consultation event in March 2022. Over 130 people attended the event and shared their views via an online questionnaire or at the in-person event at the Quarterhouse. There was strong support for a residential-led redevelopment.

The following were the main views in the feedback (with the percentage of people who agreed and strongly agreed with them):

Buildings must be low emitters of carbon, energy efficient and economical to heat and cool (92%)

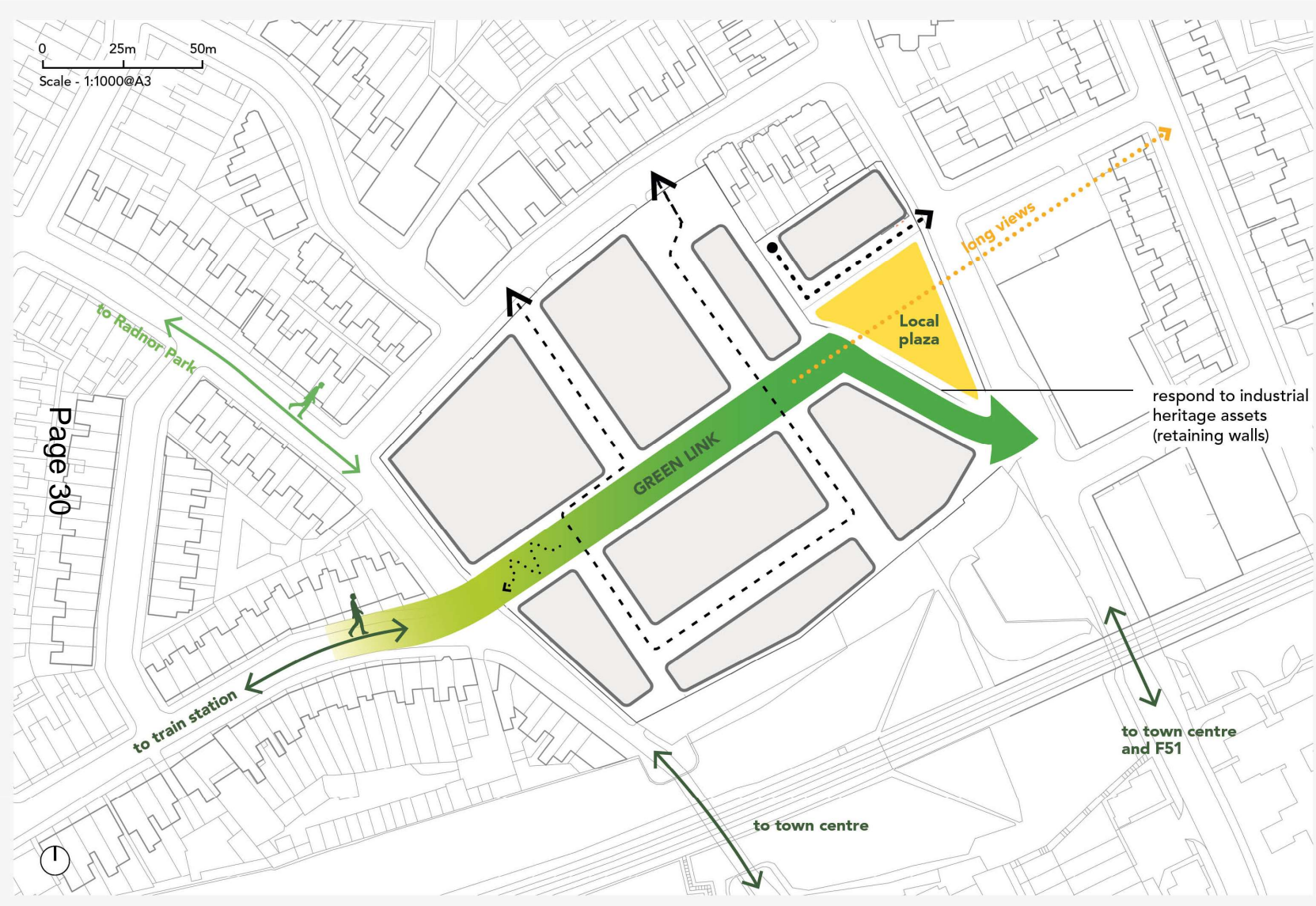
The scheme should include affordable homes to rent and buy (87%)

The scheme should have shared public amenity and creative space (75%)

Building homes on the site will improve the look and security of the area (74%)

We should prioritise the site for high-quality homes for families (70%)

The scheme should incentivise residents to use public transport, cycling and car clubs (68%)



# Emerging Design

- Green walk way
- Open space
- Improved access
- Minimal traffic flow

# The proposals

The site can deliver an exciting new residential development which will also provide pleasant walking and cycling links from Folkestone Central station to the town centre and harbour.

Page 31  
A study in 2021 identified a number of key principles we are taking into account in the design.

A green link across the site can create a pedestrian route from station to town centre and F51 (the new skatepark) and open up views to the hills beyond. The lower section of the site to the east offers scope for a small public open space that can benefit the wider neighbourhood.



# New homes





# Public realm



# Public realm

The proposals increase permeability through the site including the creation of a pedestrian route through from Bournemouth Road to Foord Road. It includes a range of spaces for people to come together at the heart of the site.

The proposals seek to activate the edge along Foord Road and create a focal space for the wider community around a new pocket park.

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A car-free link route can incorporate food growing and sustainable drainage systems



The public realm will incorporate areas for play



Stepped landscape to provide access across the steep topography

# Sustainability



## Biodiversity and urban greening

The proposals include planting of new trees and soft landscaping to encourage wildlife and increase biodiversity



## Healthy Homes

Designs will focus on providing well designed, comfortable, healthy homes



## Air Source Heat Pumps

An all electric scheme using airsource heat pump technology to generate heating.



## Active travel

Convenient cycle parking for residents and legible and safe walking routes encourage active travel



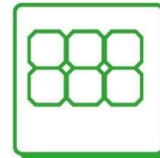
## Form Factor

Buildings with efficient surface area to reduce thermal envelope



## Fabric Performance

Buildings will have efficient envelopes in line with the new building regulations (Part L)



## Solar Photovoltaics

Photovoltaic panels (solar panels) to generate electricity locally



## Electrical Vehicle Charging Points

Electric vehicle charging points to support low carbon travel



## Microclimate

Homes will be designed to balance daylight, comfort and passive heating



## Water Efficiency

Mains water consumption designed to meet target of 110 litres or less per person per day. Low flow water fittings to be installed to reduce water consumption

# Next steps

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Design development and refinement

Spring 2023

Brownfield Land Release funding application

Spring 2023

Planning submission

Summer 2023

Planning Decision

Winter 2023/4

Procure Developer Partner

Winter 2023/4



TRAIN STATION

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GREEN LINK

TOWN CENTRE + F51

EVENTS

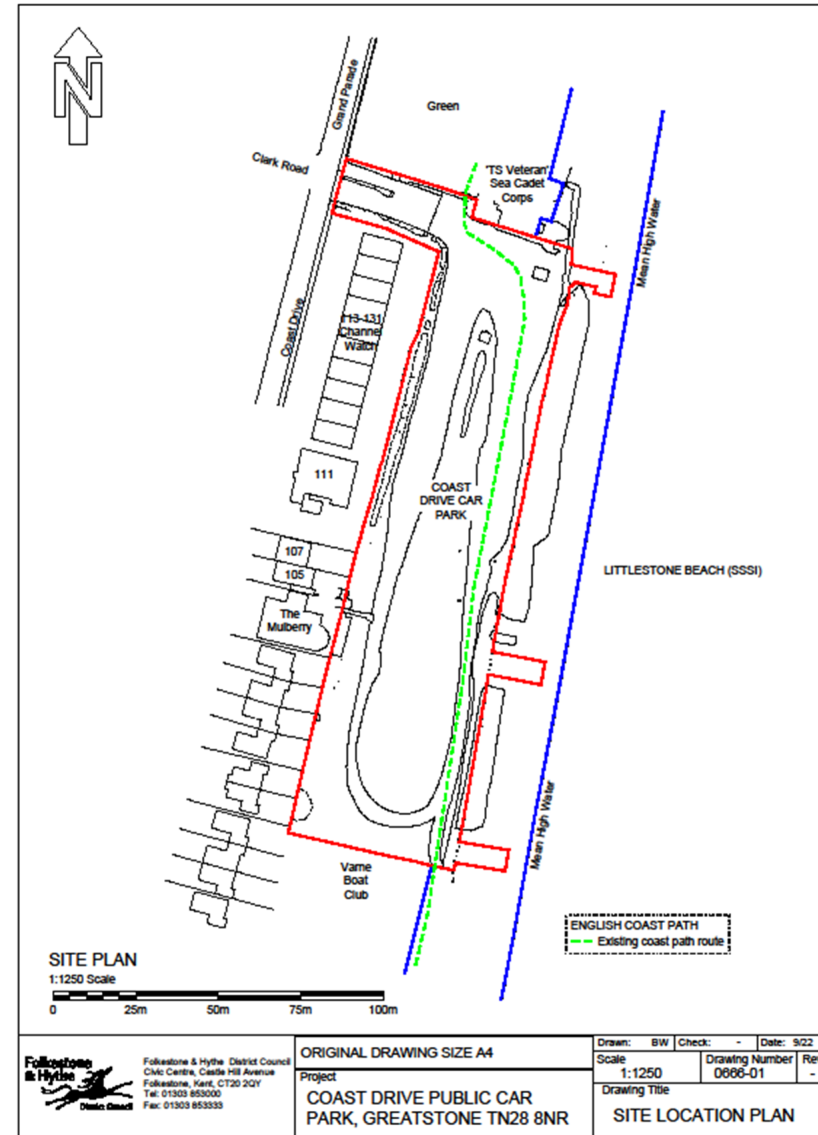
# Questions?

Joint Parishes Committee  
Presentation 16<sup>th</sup> March 2023

# Coast Drive Coastal Destination Project

# The Site

- Located on the east side of Coast Drive, the site is currently used as a public car park.
- The site is surrounded by Littlestone Beach, the Green, the Sea Cadets and the Varne boat club.
- The site is in an ecologically sensitive area.





# The Site - Photographs

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# Project Aims

- To encourage tourism and business by creating a high-quality coastal destination.
- To improve local infrastructure and public facilities.
- To manage visitor 'footfall', particularly water sports activities.
- To protect and enhance local ecology.
- To promote inclusive access and facilities.

# The Proposals

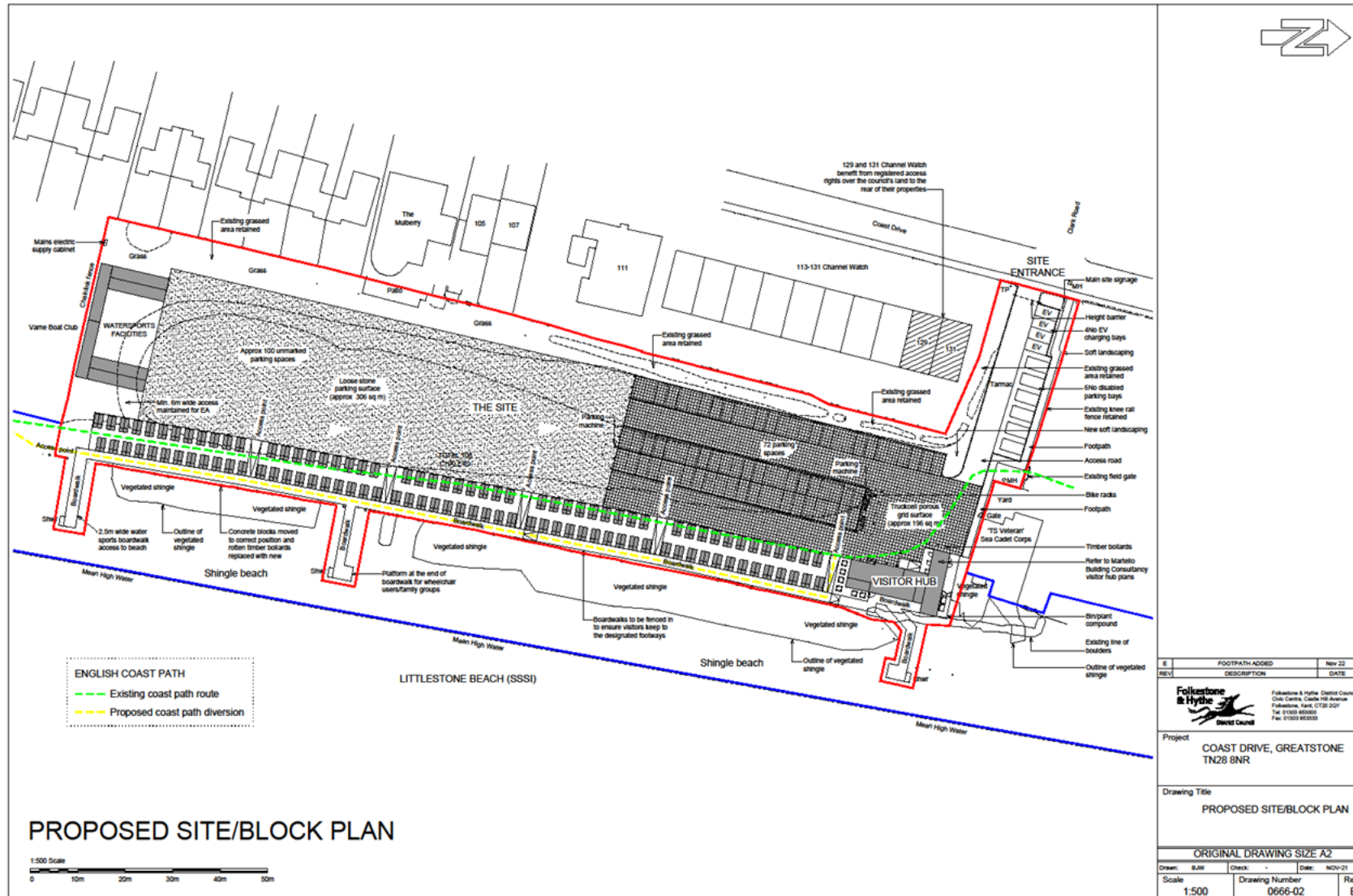
- A new visitor 'hub' building containing:
  - Public toilets including accessible WC
  - Changing Places toilet
  - Café concession with outdoor seating
  - Education space
  - Changing rooms with showers (for water sports businesses).
- Beach huts accessed from the boardwalk.
- Boardwalk running the length of the site with 'jetties' onto the beach.
- New permeable car park surfaces.
- Designated disabled parking & EV charging bays.
- Facilities for two local water sports businesses.

# Proposal – Artist's Impression

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# Proposed Site Plan



E	FOOTPATH ADDED	Nov 22	BN
REV	DESCRIPTION	DATE	BY

**Folkestone & Hythe**  
  
 Folkestone & Hythe District Council  
 Civic Centre, Castle Hill Avenue  
 Folkestone, Kent, CT20 2DP  
 Tel: 01303 850000  
 Fax: 01303 850000

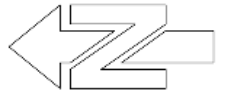
Project: COAST DRIVE, GREATSTONE TN28 8NR

Drawing Title: PROPOSED SITE/BLOCK PLAN

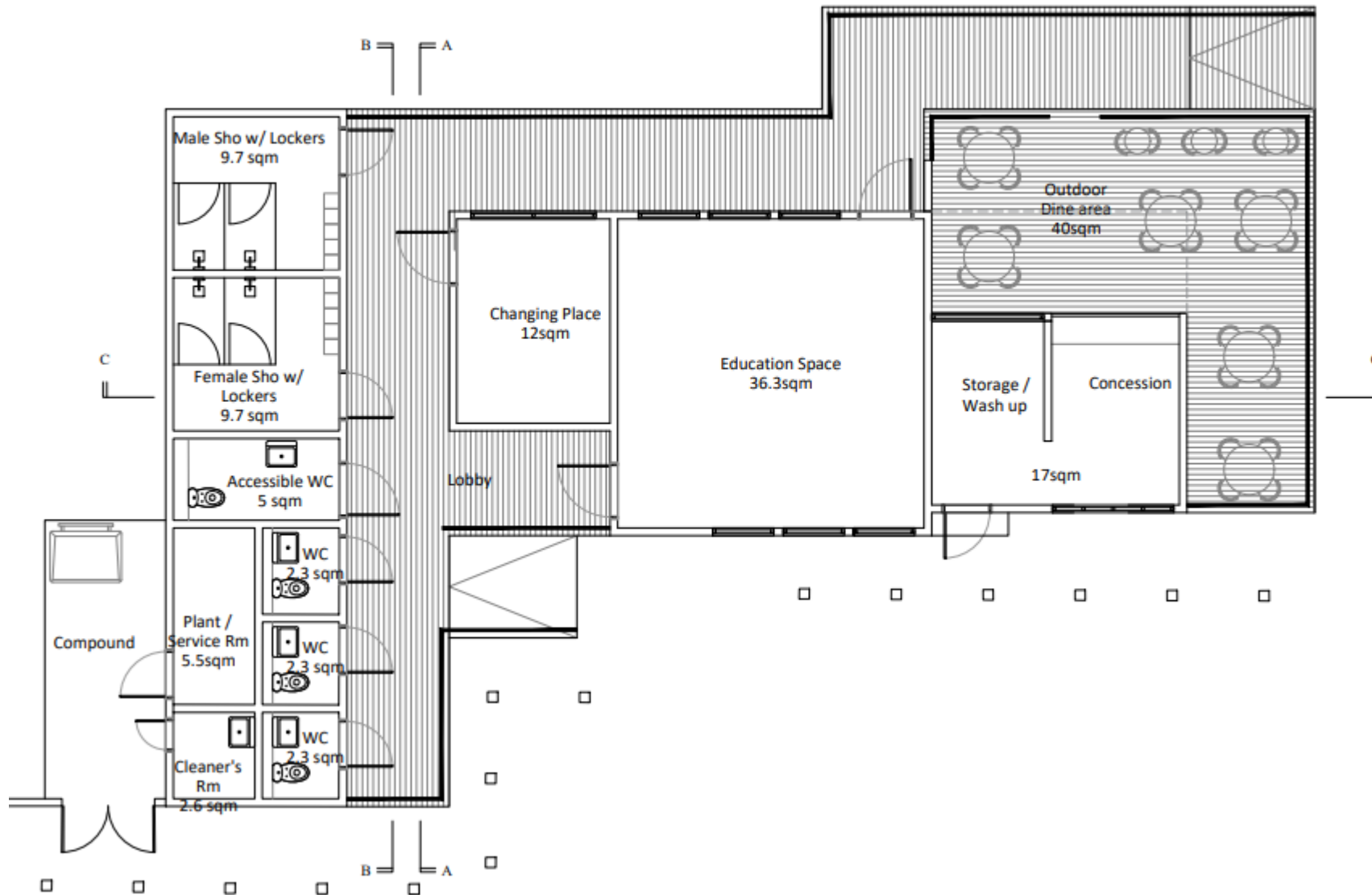
ORIGINAL DRAWING SIZE: A2

Drawn: BAW	Check: -	Date: NOV-21
Scale: 1:500	Drawing Number: 0666-02	Rev: E

# Visitors Hub



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# Funding

- £897K approved council funding.
- £300K Magnox /NDA grant (in principle, subject to planning consent).
- £35K Changing Places grant.

# Next Steps

- A planning application (ref 22/2100/FH) was submitted last November.
- The principle of non-residential development has been accepted.
- Feedback from the case officer has generally been positive however some design improvements have been requested.
- KCC Ecology comments relating to biodiversity are being addressed.
- We are hopeful that planning permission will be granted late March /early April and the application ratified by planning committee shortly afterwards.



# Questions ?

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