

DCL/19/19

Application No: Y19/0752/FH

Location of Site: Turner Free School, Tile Kiln Lane, Folkestone, Kent, CT19 4PB

Parish/Town Council: Folkestone Town Council

Ward: Cheriton

Development: Demolition of existing school buildings and erection of new 3 storey school building, refurbishment of existing sports hall, provision of 3 court multi-use games area (MUGA), playing pitch, car parking, landscaping, new pedestrian access and ancillary works.

Applicant: Department Of Education / Bowmer & Kirkland Ltd

Agent: Mr Bob Robinson, DPP Planning

Officer Contact: Isabelle Hills Isabelle.hills@folkestone-hythe.gov.uk

SUMMARY

Full planning permission is sought for the demolition of the former Pent Valley Technology College secondary school buildings and for the erection of a replacement three storey school building. The application also seeks permission for refurbishment works to the existing sports hall, the provision of a 3 court multi-use games area (MUGA), playing pitch, car parking, landscaping, new pedestrian access and ancillary works.

RECOMMENDATION:

That planning permission be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

1. INTRODUCTION

1.1. The application is reported to Committee because it is for a major development raising sensitive issues which the Chief Planning Officer considers should be considered by the Planning and Licensing Committee.

2. SITE AND SURROUNDINGS

2.1. The application site comprises the former Pent Valley Technology College, and currently contains several part-two storey part-three storey school buildings in the southern part of the site and a sports hall in the north west

part, along with an associated car park. Temporary classrooms are currently located to the west of the existing sports hall, which provide the teaching accommodation for the Turner Free School which now occupies the site. The temporary units have provided accommodation for four forms of entry (120 year 7 pupils) which started in September 2018, and in September 2019 a further 6 forms of entry (180 year 8 students) were introduced.

- 2.2. The site is located within the defined settlement of Folkestone, within the Cheriton Ward, and to the south of Shearway Business Park - an area of commercial and industrial uses. The buildings within Shearway Business Park are generally of an insulated metal construction approximately 8m high which reflects their commercial uses. Between the Business Park and the application site is Tile Kiln Lane from which the school is accessed. To the east, west and south of the site are areas of residential development comprised of larger 2 storey dwellings in a red brick construction. Please see **Appendix 2**.
- 2.3. The application site sits 3m lower than Tile Kiln Lane from which it would be primarily viewed. The northern boundary, formed by Tile Kiln Lane, consists of a 2m high galvanised palisade fence. The remaining boundaries are formed by the residential rear gardens of Wells Road, Postling Lane and Surrenden Road. These boundaries generally comprise of 1.8m high fences with some intermittent boundary landscaping. An aerial photograph of the site and its surrounds is shown below in **Figure 1**.

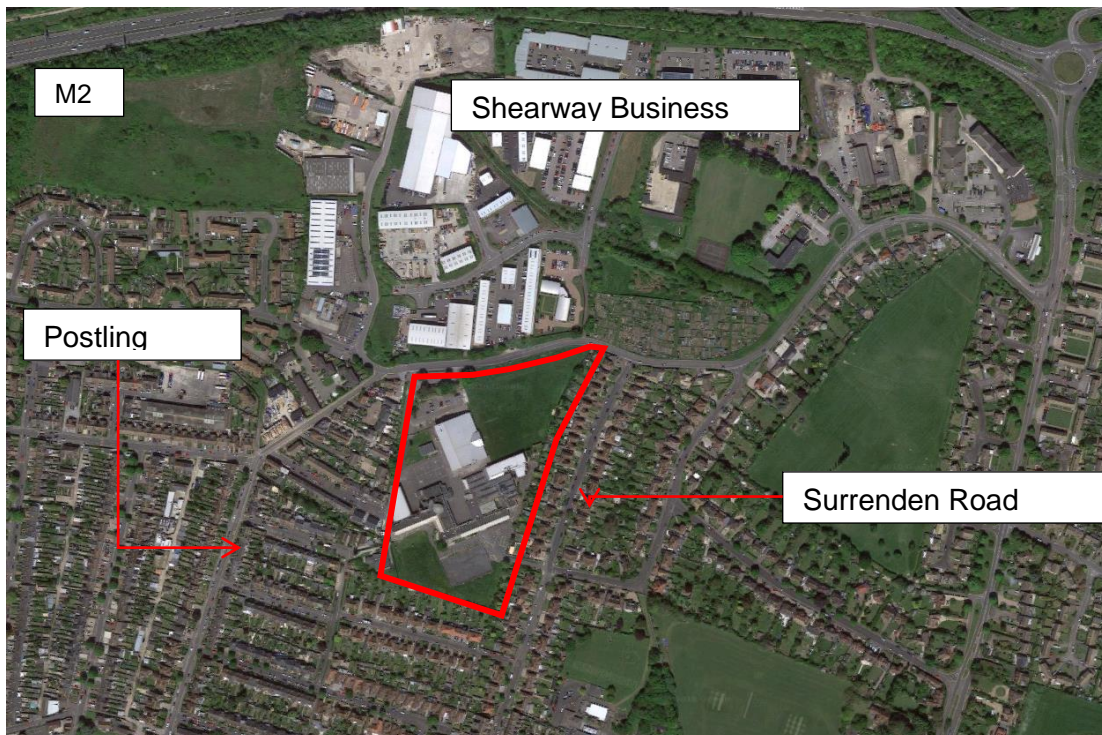


Figure 1 Aerial Photograph of site and surrounds

- 2.4. Access to the site is currently gained via the two northern existing vehicular access points off Tile Kiln Lane. There are two further existing vehicular access points off Postling Road and Surrenden Road.
- 2.5. A site location plan is attached to this report as **Appendix 1**.

3. PROPOSAL

- 3.1 Full planning permission is sought for the erection of a detached three storey secondary school building to replace the existing teaching building and provide permanent accommodation for the Turner Free School.
- 3.2 The existing teaching buildings with the exception of the sport halls are proposed to be demolished. The applicant considers that the existing buildings are not fit for purpose due to their poor state of repair, asbestos contamination, inefficient design, poor energy efficiency and unsuitable layout.
- 3.3 The Turner Free School is currently scheduled to open to accommodate a full school cohort in September 2020. In order to achieve this the applicant has advised that planning permission needs to be granted for the works by the end of October 2019. The applicant has advised that failure to gain planning permission by this date would have significant implications on the build programme and would result in further temporary accommodation having to be installed on the site to house the new students due to arrive in September 2020.
- 3.4 Officers have, through negotiations, secured enhancements to the design of the building and refined the landscaping approach to ameliorate views from neighbouring properties. See **Figures 3, 4, 5 & 6** for the proposed elevations.
- 3.5 The Turner Free School is proposed to be a non-selective mixed secondary school for students aged 11-18 years, and would provide 1260 new places overall. Of this 900 places would be for years 7-11 and 360 places for the sixth form. There would be 180 students per year group, with class sizes of 30 students.
- 3.6 The building is proposed to be three storeys and approximately 12.3 metres in height.
- 3.7 The building would be located adjacent to the existing sports hall, with the main entrance being orientated towards Tile Kiln Lane with the School's logo and main entrance readily visible providing a legible and clear access.
- 3.8 The proposed building would be located, at its closest point, approximately 17 metres from the rear boundary of the properties along Surrenden Road and approximately 35.5 metres from the rear elevation of the closest properties along Surrenden Road – numbers 109 & 111.
- 3.9 The proposal seeks to relocate the school building from its existing position in the south of the site to the north east of the site where the playing fields are currently positioned. The applicant highlights that the advantage of this is that

it would result in the school building being situated outside of Flood Zones 2 & 3. The location of the new building is shown below in **Figure 2**.



Figure 2 Site Layout

3.10 The new school building would be finished in buff facing brickwork with the addition of smooth render to the first and second floors to the south, east and west elevations. A varied window form is proposed, with some windows having been grouped to give a vertical emphasis and add visual interest and variety across the façade.



Figure 3 Indicative View from the north

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- 3.11 The new building has been located to the east of the existing sports block to create a strong relationship between the two buildings which as the sports block is visible from Tile Kiln Lane. The proposed new entrance from Tile Kiln Lane comprises both steps and ramps, with shrub planting and a small avenue of trees which would guide users into the entrance plaza for the school.
- 3.12 From the plaza the central avenue would lead between the two buildings. Specimen tree planting and lawn areas have been designed into the layout to help direct users into the site with the layout designed to encourage access into the site and main social play space, whilst working with the natural desire lines between the buildings.
- 3.13 The main social space for students is proposed to be a concrete paved area to the side and rear of the proposed new school building and the existing sports hall. Between the residential properties of Surrenden Road and the eastern parts of the building, two lines of trees are proposed to provide visual baffles between the dwellings and new school. These are specifically placed to ameliorate and soften the views of the closest parts of the building from the rear of the dwellings.
- 3.14 Following negotiation by officers, the applicant proposes hedge planting behind the existing Tile Kiln Lane palisade fence to enhance the quality of this boundary. Weldmesh fencing is proposed to be installed internally on the site to ensure safety and security and make it easier to supervise students across the site. 3 metre high sports fencing is proposed around the three MUGAs to avoid ball loss from it.



Figure 4 Indicative Site Masterplan

- 3.15 The elevations and impressions of the internal spaces are provided at **Figures 7 & 8** below.

Access

- 3.16 The existing Tile Kiln Lane vehicle entrance points and the separate pedestrian access into the school are proposed to remain and would serve as access points into the school.
- 3.17 An additional access is proposed in the north eastern corner of site to provide an additional pedestrian and cycle point of access into the school. The existing vehicular access from Surrenden Road is proposed to remain for sports pitch maintenance access only.
- 3.18 The existing pedestrian access points from Surrenden Road and Postling Road are proposed to be removed. Following dialogue with KCC Highways and Transportation and local residents the decision to reduce the use of the Postling Road access was taken to help ease local congestion.

Parking

- 3.19 The existing 9 bay car park to the northwest corner of the site (fronting Tile Kiln Lane) is proposed to be retained. The existing main car park is proposed to be re-used, with an additional 30 standard car parking spaces, 7 disabled car parking bays and 1 mini-bus space provided. An additional car park is also proposed which would provide 97 standard car parking spaces.
- 3.20 The proposal would therefore provide a total of 136 standard car parking bays including two loading bays; one for the kitchen and one for school / sports hall deliveries.
- 3.21 90 sheltered cycle spaces are proposed for staff and pupils plus 10 visitor cycle spaces.

Sports and playing fields

- 3.22 To the rear of the existing sports hall, three Multi Use Games Areas (MUGA's) with permeable surfaces are proposed. These would have a total approximate area of 2,217m².
- 3.23 A full size senior football pitch with an approximate area of 5,667 m² is also proposed and would be located to the south of the site, approximately 2.9 metres from the rear garden boundaries along Wells Road, in a similar position to the existing games court.
- 3.24 The existing sports hall is proposed to remain, however some external alterations to this building are proposed to improve its appearance. The northern façade (facing onto Tile Kiln Lane) is proposed to be rendered white to help modernise its appearance and tie it visually to the new school building. A covered walkway is proposed to link the existing sports hall to the proposed new school building. This building would be internally refurbished and contain

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sports facilities, dining and catering facilities, sixth form spaces and would be reconfigured to support its proposed community use.



Figure 5 Revised Elevations - Proposed October 2019



Figure 6 Indicative Front (North West) Revised Elevations - Proposed October 2019



Figure 7 Indicative Lecture Theatre



Figure 8 Indicative Proposed Family Dining in the Teaching Block

3.25 The following reports were submitted by the applicant in support of the proposals:

Ashley Avenue Automatic Traffic Counter Analysis (received 20.08.2019).

3.26 This report provides an analysis of the evaluation of road traffic speeds on Ashley Avenue which was carried out from the 8th – 14th July 2019.

3.27 The report concludes that average recorded vehicle speeds on Ashley Avenue were less than 24mph in both directions and, therefore, subject to further consultation with KCC in relation to matters of speed limit signage, Ashley Avenue is considered suitable for the introduction of a 20mph speed limit.

BREEAM Pre-assessment Tracker & Action List (received 25.06.2019)

3.28 This report provides a pre-assessment and an action list to Design Team members to ensure that BREEAM options and requirements are considered at every stage of development in the interests of the sustainability of the scheme. (BREEAM is a leading sustainability method for master planning projects, infrastructure and buildings).

3.29 The report concludes that the project currently targets a score of 56.1% which equates to a VERY GOOD rating and the minimum standards to achieve this rating have been met.

Acoustic Assessment (received 25.06.2019)

3.30 The acoustic assessment provides detail of noise generation by the proposed development and the impact of the development on the neighbouring area.

3.31 The assessment concluded:

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- All of the site can be used for outdoor play areas, but only the south of the site, which is quieter than the north, should be used for outdoor learning activities.
- For retained / refurbished blocks the majority of classroom types can be ventilated naturally using open-able windows and still achieve required internal ambient noise levels as defined by BB93.
- To protect local residents from noise generated within the classrooms, the applicants have recommended the use of passive ventilation in combination with non-openable windows.

Environmental Report (received 25.06.2019)

- 3.32 This report was carried out to appraise the environmental ground conditions and obtain data on chemical parameters at the site. The report provides the findings from a desk study and fieldworks comprising soil sampling on the application site, with monitoring of the site for water levels and concentrations of hazardous ground gas also being carried out.
- 3.33 The findings identified detectable concentrations of contamination within the soils, however this was considered low risk given the site will be almost entirely covered in hardstanding in that part of the site.
- 3.34 The report identified that a clean layer of topsoil will be required in the proposed landscaped areas to act as a suitable cover layer. The amount of proposed hardstanding is considered to mitigate the risk of infiltration and mobilisation of contamination into groundwater
- 3.35 The following measures were recommended:
- An asbestos survey be undertaken prior to demolition of the existing buildings.
 - Additional investigation of beneath current building footprints following demolition
 - Ground gas protections measures to be carried out
 - Any topsoil imported onto the site or re-used from the existing site to be tested to confirm suitability, prior to, and once placed, in landscaped areas
 - Appropriate 'hotspot' protocol to be in place for ground workers to act upon should contamination be identified during construction process
 - Ground workers working below sub-surface be made aware of known contaminants
 - Confirmation to be sought from Local Water Authority as to whether they will require upgraded pipework to be installed for new service installations

Arboricultural Report (received 25.06.2019)

3.36 This report provides information on the species, dimensions, health and structure of the existing trees and their appropriateness for retention, offers recommendations regarding the management of the trees and determines the Construction Exclusion Zones (CEZ) to comply with British Standard BS 5837:2012. The trees were inspected on site on the 23rd May 2019.

3.37 The survey recorded 22 individual trees and 2 groups. The application proposed the removal of 5 individual category C trees and 1 category U group to facilitate the development. In addition, as an indirect result of the development it is proposed that a further 2 individual category U trees be removed. These identified trees are considered to be of a low value and quality and their removal considered acceptable subject to their replacement.

CCTV Report (received 07.10.2019)

3.38 This report provides details of the existing drainage on site, its current condition and suitability to accommodate water drainage from the proposed development.

Biodiversity Net Gain Report (received 25.06.2019)

3.39 The government requires developments to ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. This is measured by a metric devised by DEFRA used to determine biodiversity units.

The area, distinctiveness and condition of each of the existing habitats on the site were assessed against Appendix 1 of DEFRA Technical Note (DEFRA, 2012) which allocates a distinctiveness score for each habitat. The condition of each habitat was determined using the relevant condition assessment methodology for the habitat within the Higher Level Stewardship Farm Environmental Plan (FEP) Manual (NE, 2010).

The expected area, type and condition of the habitats on site post development were then determined. This was then compared to the baseline biodiversity units for each habitat with the expected biodiversity units for each habitat post development to determine the intended biodiversity net gain or loss for each habitat. 2018 DEFRA guidance indicates that net gain is met when a 10% increase in biodiversity units is achieved.

3.40 The submitted report demonstrates that the proposed development would result in a net gain of biodiversity. The report concludes that the existing biodiversity units for habitats of the site is 3.82. The proposed landscaping plans, providing the habitats reach the predicted conditions, would increase the biodiversity units from 3.82 to 7.35. This is a net gain of 3.53 units which is a 92% net gain.

Ecology Reports (Reptile, Bat, Great Crested Newt Surveys received 25.06.2019)

3.41 Investigations were carried out on the application site for reptiles, bats and Great Crested newts. The surveys confirmed that in the months of May/June 2019 no reptiles were found.

3.42 The bat survey concluded that the works are unlikely to affect the favourable conservation status of the species. However, a single dusk emergence survey is required for Building 2 (see diagram below).

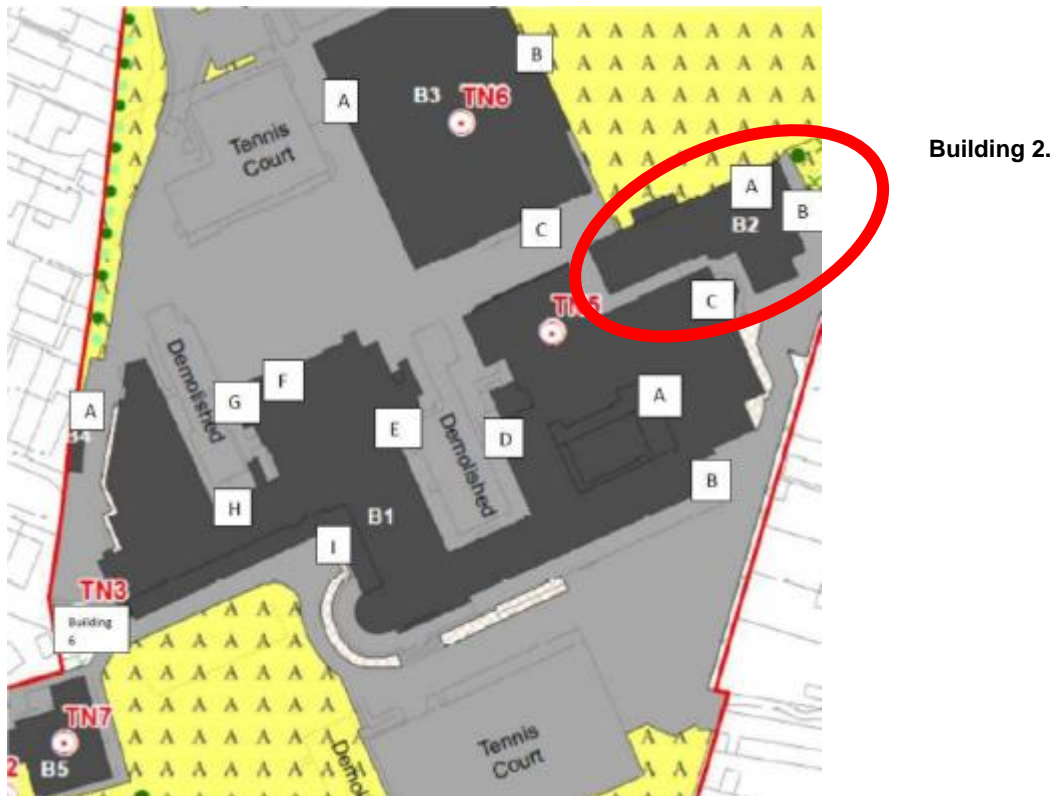


Figure 9 Phase 1 Habitat Map showing location of buildings subject to the bat survey.

3.43 Proposed ecological mitigation includes:

- Provision of a tool box talk prior to works commencing
- Timing demolition works between March to May and between September and October, outside the sensitive period.
- Erection of three bat boxes and three bird boxes on retained mature trees
- Within the meadow plantation include two reptile refugia/hibernacula that can be created using materials from vegetation clearance
- Install at least two bug hotels near the meadow plating area to increase habitat diversity for invertebrates, an important food source for reptiles
- Plant night-flowering species within the meadow planting, and also use of indigenous species suitable for invertebrates within introduced shrub areas.

3.44 The report indicated that the existing pond had average suitability for supporting great crested newts. Therefore no further survey work or mitigation/compensation work is proposed for this species.

Energy Statement (received 25.06.2019)

3.45 This statement identifies the energy efficiency measures of the proposed building. The report concludes that the project has been designed to meet Part L of the 2013 Building Regulation. The proposed energy measures would help achieve a reduction of CO2 emissions for the building.

Drainage Strategy (received 20.08.2019)

3.46 The Drainage Strategy confirms that due to the existing levels of hard standing the existing surface water run off rate is 20.85 l/s.

3.47 The applicant has stated that in order to comply with local plan policy and accord with KCC's Drainage and Major Development Policy Statement 2017, which seek to reduce surface water run-off, a number of surface water attenuation methods are proposed. These are:

- Roof drainage from the sports block would remain connected to 5. soakaways
- Surface water run-off from the new building and redeveloped paved areas is proposed to be discharged to the culverted main river
- Proposed car park spaces to the west of the sports hall would allow infiltration for up to the 1 in 30 years storm event through the introduction of overflows
- The provision of two interconnected underground attenuation tanks, permeable car park spaces and a permeable surface to the MUGAs.

3.48 As a result the applicant considers the surface water run off rates would be significantly reduced to 13 l/s, which would in turn reduce the likelihood of localised or downstream flooding.

Preliminary SuDS Operations & Maintenance Manual (received 22.08.2019)

3.49 The applicant has supplied a surface water management plan, which sets out how the Surface Water attenuation measures would be managed and maintained.

Visual Impact Appraisal (received 04.10.2019)

3.50 The Visual Impact Appraisal sets out the landscape and visual impact likely to result from the development proposals. Six key viewpoints were considered which are as follows -

- The Kent Downs AONB

- Residential properties along Wells Road
- Residential properties along Surrenden Road
- 83 Surrenden Road
- 103 Surrenden Road
- 109 Surrenden Road

3.51 The report concludes that the impact on these viewpoints ranged between minor adverse and moderate adverse. The viewpoint from 109 Surrenden Road was considered to be subject to 'substantial' visual change.

Flood Risk Assessment (received 25.06.2019)

3.52 This report investigated potential risks of flooding and its impact on and off the site and recommended mitigation measures. The report makes the following conclusions:

- The Environment Agency's flood map shows the site to be in Flood Zones 2 & 3 around the southern extremity of the site, above a culverted main river.
- The surface water flood map shows a small area of the site in the south-western corner at low risk of flooding and there are no historical records of such flooding, at or adjacent to the site.
- The onsite drainage design will ensure that the 100 year plus climate change event runoff from the site is reduced and stored on site
- The site is at low risk of groundwater flooding.
- The risk of sewer flooding is considered medium within the lower lying areas of the site within Flood Zones 2 & 3.
- The overall flood risk associated with the proposed building is deemed low as the proposed building and infrastructure would not be affected, being situated within Flood Zone 1, therefore the site is considered appropriate for the proposed development.

Noise Impact Assessment (received 25.06.2019)

3.53 The report details the noise impact upon the proposed development from the existing noise climate as well as the potential noise impact of mechanical plant and equipment. The school must comply with the requirements set in the 'Acoustic design of schools: performance standards. Building Bulletin 93'.

3.54 The report concludes that a minimum 2 metre high masonry and / or solid wood wall should be provided to screen the external play and classroom areas

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and the noise generated is not expected to unduly increase the existing ambient noise levels at the nearest noise sensitive receptors. It is expected that the noise impact associated with outdoor play areas is the same or less than the current ambient noise level and it is not expected that the play areas would create any significant noise level of disturbance. The potential noise impact is therefore considered acceptable.

Geo-Environmental Report Geotechnical Category 1 (received 25.06.2019)

3.55 This report was carried out in accordance with British Standard BS 5930:2015 (Code of Practice for site investigations) to appraise the geo-environmental ground conditions on the site. The key conclusions of the report are as follows

- No evidence was observed of potential contamination from fuel tanks, hazardous material stores or invasive plants
- Off-site potential contaminative land uses within 250m include Marsh Motors (Garage Services & commercial services) located 10m northwest of the site, manufacturing and production relating to unspecified works / factories 30m southwest of the site and public infrastructure located 95m west of the site relating to waste storage, processing and disposal
- Underlying natural soil was encountered in all exploratory holes and comprised; soft dark brown sandy lay to a depth of 2.30 m bgl; orangish brown fine to medium sand to a depth of 2.50 m bgl, brown slightly clayey fine to medium sand with nodules of coarse sandstone to a depth of 2.9 m bgl; greyish green silty/clayey fine sand with nodules of flint and sandstone at varying horizons to depths between 3.80 m bgl and 7.20 bgl; greenish grey medium to coarse sand to a depth of 8.00 m bgl; and moderately strong grey sandstone to completion of the boreholes between depths of 4.45 bgl and 8.50 m bgl.
- The site does not have a clearly identified significant former industrial land use and there are no related key contaminants. However, a former sand pit is present in the northern area of the site related to the brick works immediately off-site to the east
- Asbestos fibres were not detected in the samples tested

Sunlight & Daylight Assessment (received 25.06.2019)

3.56 The submitted assessment, supported by the diagrams extracted and provided in **Appendix 3** of this report, sets out that the proposed development:

- Is a sufficient distance from all existing adjacent residential properties that it is unlikely to affect the access to skylight and sunlight currently enjoyed by the existing buildings.

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- The shadow study undertaken for 21st June (summer solstice) demonstrates that the new development would result in minor shadowing to the adjacent residential gardens for an hour from 18.00 to 19.00.
- On 21st December (winter solstice), no shadowing is expected to the amenity areas as a result of the proposed development.
- BRE 209 guidance states that “Conversely in December even low buildings will cast long shadows. In a built up area it is common for large areas of the ground to be in shadow in December”
- The report concludes that the effects of the proposed development on sunlight and daylight availability are negligible for all adjacent properties and the amenity areas included in the school.

Travel Plan (received 25.06.2019)

3.57 A Travel Plan has been submitted as part of the application. The plan seeks to encourage sustainable travel modes.

3.58 An Annual travel survey of staff and students will be conducted to monitor travel behaviours, and following completion of the development, the travel survey that is undertaken in the autumn term of the 2020/2021 academic year will be submitted to KCC for monitoring.

3.59 Turner Free School’s key objectives are as follows:

- Staff, students and parents / guardians would support the aims of the STP to reduce trips by private car to and from TFS by using alternative modes of transport;
- Reduce congestion on surrounding roads to improve road safety and minimise harmful emissions;
- Maximise opportunities for the use of alternative modes of travel;
- Increase awareness of the health benefits of walking and cycling to TFD; and
- Raise awareness of road safety and environmental issues.

Transport Statement (received 25.06.2019)

3.60 The transport statement sets out the level of proposed development and its impact on the functioning of the local highway network. The following are the key conclusions:

No net increase in pupil numbers. Pent Valley Technology College operated with a capacity of 1,404 pupils, and the proposed Turner Free School would offer 1,260 spaces.

The existing access and egress points from Tile Kiln Lane would be retained and the access from Surrenden Road would be used for pedestrians only.

Supplementary Planning Guidance SPG4 – Kent Vehicle Parking Standards states maximum vehicle parking standards of 1 space per staff member +10% for Primary and Secondary School developments. 1 space per 7 students are applicable for pupils of Further or Higher Educational facilities.

At full capacity the school would operate with up to 150 full-time equivalent (FTE) staff members. This equates to a maximum parking requirement of 165 parking spaces, whilst adding 1 space per 7 Sixth Form students equates to a maximum requirement for a further 51 spaces.

The proposed development would provide 150 parking spaces this is considered sufficient for staff and student needs whilst actively discouraging use of the private car, given the accessibility credentials of the site.

SPG4 recommends provision of 9 spaces for disabled users (based on car parking provision of between 50-200 spaces). It is recognised that the provision of 7 spaces represents a shortfall on the 9 spaces required. However the school is committed to monitor the use of disabled spaces and there is the potential to convert a further 2 standard spaces within the car park through re-marking.

Cycle Parking

3.61 SPG4 standards (2004) set a minimum requirement of 1 cycle parking space per 7 pupils. This equates to a requirement for 180 cycle parking spaces. The proposed development would provide 100 spaces. The provision of cycle parking would be phased such that 50% provision would be provided at the outset of the permanent school operation, whilst the remainder would be delivered in line with increased Turner Free School pupil intake over time.

Air Quality Assessment (received 20.08.2019)

3.62 The Trilex Productions facility (a food packaging manufacturing factory) is located to the north of the site and therefore its impact upon the proposed Turner Free School was assessed. It was concluded that the impacts of the facility on air quality for future users of the school would be 'not significant'.

4. RELEVANT PLANNING HISTORY

4.1 The relevant planning history for the site is as follows:

97/0905/SH	Erection of a two storey building to provide sports, catering and associated facilities.	Approved
Y05/0506/SH	<u>Regulation 3 Application</u> Consultation in respect of variation of condition of planning Y03/0837/SH to allow extension of sports centre opening hours to 7am to 10pm	SDC raised no objection

	Monday to Friday, 8am to 10pm Saturday and 8.30am to 10pm Sunday.	
Y06/1666/SH	<u>Regulation 3 Application</u> Consultation for Pent Valley Leisure Centre in respect of renewal of the temporary planning permission to allow current opening hours of the leisure centre to continue.	SDC raised no objection
Y18/0883/FH	Certificate of lawful development (proposed) for the erection of a single storey building to accommodate two classrooms.	Lawful
Y19/0576/FH	Erection of 2 x two storey modular classroom buildings for a temporary period of 2 years.	Approved

5. CONSULTATION RESPONSES

- 5.1 As a result of negotiations with the applicant to address officers and resident concerns with the proposals, amended plans have been submitted by the applicant and have been subject to separate re-consultation. The responses of both consultations are summarised below.

FIRST CONSULTATION

Consultees

Ward Member: In light of the concerns raised by local residents the ward member has requested the application be considered by the Planning and Licensing Committee.

Folkestone Town Council: Raises no objection but make the following comment:

- Concerned about the potential for overlooking from the third floor. In this case the Town Council recommends opaque windows.
- Concerns about the effect of any floodlights.
- Highlight the concerns raised by Sport.
- Comment that a development of this size should be considered by District Committee.

KCC Highways and Transportation: Raises no objection and make the following observation.

KCC:H&T note that whilst the onsite parking allocation is slightly lower standards set out in SPG4. The SPG4 standards are maxima where lower standards can be acceptable subject to site considerations. The site is in a reasonably sustainable location and the travel plan encourages sustainable travel and the cycle parking provision and staged delivery is acceptable. Therefore no objection raised subject to conditions.

KCC: Biodiversity: Raises no objection subject to conditions.

KCC Public Rights of Way: No comments..

KCC Flood and Water Management: Raises no objection subject to securing the recommended conditions.

Natural England: Recommend assessing the application for impacts on protected species against the Natural England Standing Advice.

Environment Agency: Raises no objection subject to conditions.

Kent Downs AONB Unit: Object for the following reason:

The proposed development is visible from the AONB to the north and it is considered imperative that materials, which are recessive in colour are utilised on the northern elevations and roofs of the buildings. Careful consideration needs to be had to the lighting scheme in line with policy SD7 of the AONB Management Plan.

Contamination Consultant: Raises no objection subject to securing the recommended conditions.

Arboricultural Manager: Raises no objection subject to securing the recommended conditions.

Sports England: Holding objection; insufficient information to adequately assess the proposal.

Southern Water: Raises no objection subject to securing the recommended conditions.

Local Residents Comments

First Consultation

- 5.2 105 neighbours directly consulted. 18 letters of objection, 8 letters of support received and 3 letters neither supporting nor objecting to the application.
- 5.3 I have read all of the letters received. The key issues are summarised below:

Objections

- 1 Loss of outlook and loss of light/overshadowing to neighbouring properties due to 3-storey height.
- 2 Overbearing impact to neighbouring residents due to the height of the proposed building and large number of windows.
- 3 Loss of privacy from the proposed grass mounds which would provide an elevated platform, the 2m high boundary would not be sufficient to block any views.
- 4 Landscaping proposed would not reduce the visual impact of the building and would block light and sunshine from the rear gardens.
- 5 Extensive consultation with residents did not take place.
- 6 Building has not been built in the same location as the existing school when there is room to do so, instead it is closer to neighbouring residential properties.
- 7 3-storey building is out of character.
- 8 The siting of an additional pedestrian entry on a blind corner on Tile Kiln Lane is likely to cause accidents.
- 9 No parking area for the new pedestrian entrances, double yellows would be ignored by parents and would park over resident's driveways.
- 10 An additional entrance will encourage more traffic on Surrenden Road.
- 11 No bus stop on Tile Kiln Road or Surrenden Road to support additional pedestrian access.
- 12 Increase in noise and disturbance to local residents.
- 13 Lack of site notices posted around the site.
- 14 Materials would be out of keeping resulting in a detrimental visual impact.
- 15 Travel Plan does not mention the 7.5 tonne maximum weight limit imposed on the surrounding roads so construction vehicles could not use this.
- 16 The existing fencing to neighbouring boundary (2.4 metres in height) is overgrown – this should be replaced.
- 17 No flood lighting proposed for the MUGA pitch or playfield would want any lighting in the future to be refused.
- 18 Reported £15 million was spent refurbishing the premise a few years ago and this is a poor investment from the Education Budget.
- 19 Concerns with noise during construction

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- 20 Height of building would allow students to look straight into rear bedrooms
- 21 Lack of information concerning the disposal of surface water and no consideration of the effects on the surface water flooding risks in Cherry Garden Lane
- 22 Want to know where construction traffic will wait to gain access onto the site.
- 23 The proposed windows would be intrusive and an invasion of privacy.
- 24 Concerns with exterior lighting shining directly into bedrooms of neighbouring properties.
- 25 There isn't a need for a new school in this area.
- 26 Consideration has not been given to limited pavements in Ashley Avenue.
- 27 Existing iconic yellow brick building is part of Cheritons history – the distinctive circular frontage should be preserved as an example of 20th Century design.
- 28 Concerns with the impact on existing wildlife on and around the site
- 29 Concerns with the existing sewers being able to cope

Support

- 1 Reduction in speed to 20mph is a positive but concerns as to how the traffic will be calmed outside the school.
- 2 Architects have put together a plan that tries to accommodate all.
- 3 School was oversubscribed when it opened, evidence of a shortage of secondary school places.
- 4 A need for this school in Folkestone, opportunity to build a school that will be fit for purpose and give pupils access to the best education they can get in an appropriate, well designed and thought out building.
- 5 This development will benefit the community and the children
- 6 Not all students able to go to a grammar school and the Folkestone/Cheriton area cannot just have one secondary school
- 7 Amazing opportunity for local young people to have a fit for purpose school
- 8 The site was already a site so it can work
- 9 The school is much needed as current local schools are overcrowded

General Comments

- 1 Suitable conditions should be imposed to limit the hours of use and a planning application to be submitted for any future installation of floodlighting.
- 2 Further consideration should be given to placing the entrance/exit further along the road towards the existing entrance/exit.
- 3 Queried whether the school could be re-built on the site of the existing.

SECOND CONSULTATION

- 5.4 The consultation on the amended scheme closes 21 October 2019. The section below sets out the comments received to date. Further comments will be reported on the Supplementary Sheets and any issues not already raised will be addressed in the Supplementary Sheets

Consultees

Folkestone Town Council: Support the improved school in general terms, but the light and overlooking from the upper floors must be considered and opaque glass used at times.

Kent Downs AONB Unit: Remains of the view that a darker coloured material should be utilised on the north elevation of the proposed building. It is unacceptable to justify inappropriate materials on the basis of existing detracting materials.

Contamination Consultant: Raises no objection subject to securing the recommended conditions.

Local Residents

- 5.5 No responses have been received at the time of writing this report. Any comments received will be reported on the Supplementary Sheets.
- 5.6 Responses are available in full on the planning file on the Council's website:

<https://searchplanapps.folkestone-hythe.gov.uk/online-applications/>

6 RELEVANT PLANNING POLICY

- 6.1 The Development Plan comprises the saved policies of the Shepway District Local Plan Review (2006) and the Shepway Core Strategy Local Plan (2013)
- 6.2 The new Places and Policies Local Plan Submission Draft (February 2018) has been the subject to public examination, and as such its policies should now be afforded some weight, according to the criteria in NPPF paragraph 48.
- 6.3 The Folkestone & Hythe District Council Core Strategy Review Submission Draft (2019) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public

consultation between January and March 2019, as such its policies should be afforded weight where there are not significant unresolved objections.

6.4 The relevant development plan policies are as follows:-

Shepway District Local Plan Review (2013)

- SD1 – Sustainable Development
- LR12 – Protection of school playing fields and criteria for redevelopment
- BE1 – Layout, design, materials of new development
- BE16 – Requirement for comprehensive landscaping schemes
- U15 – Criteria to control outdoor light pollution
- TR5 – Cycling facility provision for new developments
- TR6 – Provision for pedestrians in new developments
- TR11 – Access onto highway network
- TR12 – Vehicle parking standards
- TR13 – Travel Plans

Shepway Local Plan Core Strategy (2013)

- DSD – Delivering Sustainable Development
- SS1 – District Spatial Strategy
- SS3 – Place-Shaping and Sustainable Settlements Strategy
- CSD4 – Green Infrastructure

Places and Policies Local Plan Submission Draft (2019)

- HB1 – Quality Places through Design
- HB2 – Cohesive Design
- C1 – Creating a Sense of Place
- C3 – Provision of Open Space
- T1 – Street Hierarchy and Site Layout
- T2 – Parking Standards
- T4 – Cycle Parking
- NE2 – Biodiversity
- NE5 – Light Pollution and External Illumination
- NE7 – Contaminated Land
- CC1 – Reducing Carbon Emissions
- CC2 – Sustainable Design and Construction
- CC3 – Sustainable Drainage Systems (SuDS)
- HW2 – Improving Health & Well Being
- HW4 – Promoting Active Travel

Core Strategy Review Submission draft (2019)

- SS1 – District Spatial Strategy

SS3 – Place-Shaping and Sustainable Settlements Strategy
CSD4 – Green Infrastructure

- 6.5 The following are also material considerations to the determination of this application.

Supplementary Planning Guidance/Documents

Playing Pitch Strategy (PPS) June 2018
Sports Facility Strategy (SFS) May 2018

Government Advice

National Planning Policy Framework (NPPF) 2019

- 6.6 Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

Paragraph 11 - Presumption in favour of sustainable development.

Paragraph 47 - Applications for planning permission be determined in accordance with the development plan.

Paragraphs 91 to 95 - Promoting healthy and safe communities. NPPG

Paragraphs 102 to 107 - Promoting sustainable transport.

Paragraphs 117 to 121 - Making effective use of land.

Paragraphs 124 to 132 - Achieving well-designed places.

Paragraphs 148 to 165 - Meeting the challenge of climate change, flooding

Paragraphs 170 to 177 - Conserving and enhancing the natural environment.

Paragraphs 174 to 177 - Habitats and biodiversity.

Paragraphs 178 to 183 - Ground conditions and pollution

National Planning Policy Guidance (NPPG)

Design: process and tools

Climate Change

Flood Risk and Coastal Change

Natural Environment

National Design Guide October 2019

C1 – Understand and relate well to the site, its local and wider context

I2 – Well-designed, high quality and attractive

Paragraph 53 *'Well designed places are visually attractive and aim to delight their occupants and passers-by'.*

N3- Support rich and varied biodiversity

7 APPRAISAL

7.1 In light of the above the main issues for consideration are:

- a) The Councils sustainable development objectives.
- b) Highways, parking and cycle parking provision.
- c) Design and layout
- d) Residential amenity
- e) Flooding
- f) Ecology and biodiversity
- g) Community benefits

a) Principle of development and sustainability

7.2 The proposed development would be located on the previously developed Pent Valley Technology College site, which is situated within the existing built-up urban area. There are good existing public transportation links. Further the site benefits from existing pedestrian and cycle routes. The proposal is considered to be situated in a sustainable location.

7.3 The BREEAM Pre-assessment Tracker & Action List report and Energy Statement received June 2019 confirm that the development would achieve a 'Very Good' BREEAM rating as required by local policy and the DfE. As a result it is considered that the proposed development would meet the Council's sustainable design and construction aims as set out within emerging local plan policy CC2 and would help contribute to reduced carbon emissions.

7.4 I note the concerns of Sports England concerning the loss of the sports pitch. Their concerns relate to the phasing and provision of replacement facilities. The applicant has suggested that a phasing plan would be submitted as part of any approval to be secured by conditions. I am satisfied that adequate replacement sporting facilities are being provided within the development and subject to an appropriate phasing condition no loss of playing facilities would occur.

b) Highways, parking and cycle parking provision

- 7.5 Kent Highways and Transportation raises no objection to the proposal on highway safety grounds subject to the conditions attached in the recommendation at the end of this report.
- 7.6 In terms of parking provision the proposal seeks to provide 150 parking spaces. The maximum standard as set out in SPG4 is limited to 165 spaces. However, as these are maximum standards there is scope to drop from this level, where it is considered that other transport options are available. Given the location of the site within a residential area of the town, its bus, cycle and footway connections and a general drive towards advocating sustainable modes of transport it is considered that the provision of 150 parking spaces is acceptable and would not result in adverse harm to the local highway network due to unacceptable levels of off-site parking within the local streets.
- 7.7 Turning to cycle parking SPG4 stipulates that cycle provision for a development of this scale should be 180 spaces. The proposal would provide 100 cycle spaces. This would be phased such that 50% provision would be provided when the permanent school begins to operate, with the remainder being delivered in line with increased pupil intake over time. It is acknowledged that this provision is lower than would normally be required for a development of this type. KCC Highways have raised no objection to the level of cycle parking, there is adequate space within the remainder of the site should further cycle parking be required in time. On balance I am satisfied that the level of cycle parking is appropriate in this instance.
- 7.8 The scheme results in the access to the south (from Posting Road) being closed to traffic except in emergencies. Whilst this would reduce the number of pedestrian connections into the site, it is considered on balance that this would see a reduction in congestion in this road to the benefit of existing local residents. Access by all means is considered appropriate.
- 7.9 In light of the above it is considered that the proposal would not give rise to any adverse highway safety impacts.

c) Design and layout

- 7.10 In terms of the new school's scale, this is largely derived from the number of school places that are to be provide, the facilities needed and economies of scale. A lower building would have a greater site coverage which would bring it closer to neighbouring properties, result in less open space, landscaping and outdoor facilities and would also have cost implications, thus prejudicing the deliverability of the project.. At three storeys and approximately 12.3 metres in height the building is commensurate in height and scale with the existing

sports hall (being approximately 12 metres in height to its ridge). In this context the scale is not out of character with the existing site. Furthermore it is important to consider the impact from the street where it will be viewed from. Given the difference between the street level and site level the building would be viewed from the road as effectively 2 storey. This would significantly reduce its impact from the street. The height of the building is also commensurate with that of the buildings within Shearway Business Park and as a result would not look out of context in the wider area.

7.11 In terms of its relationship with neighbouring residential properties, most of the neighbouring houses are two storey with generous roof structures (totalling approximate height of 8m to their ridge). Given the separation distances between the building and surrounding residential the development would not have an overbearing impact on neighbouring properties. Overall I am satisfied that the height and scale is not so different that it would result in visual harm and it is considered acceptable in the overall context of the site.

7.12 The relocation of the school to the north east of the site, next to the existing sports hall, would consolidate the buildings on the site and would provide a better relationship between the school and Tile Kiln Lane.

The northern elevation has been designed to serve as a clear entrance into the school, with the school logo being located to right corner of this elevation. It is felt that the relocation and design of the building has resulted in a clear and legible development that is easier to locate and access for visitors, pupils and teachers. This results in a significant improvement over the existing situation where the school building is hidden and it is not clear how to access the site.

7.13 The scheme would result in a clear distinction between public and private realm. The relocation of the main entrance and principal elevation closer to the street would result in an increased level of natural surveillance, which would improve safety and help contribute to the prevention of crime.

7.14 Officers have secured amendments to the elevations to break up the horizontal mass of the building. This has been achieved through the introduction of breaks in the parapet line over the curtain walling. Further officers have secured a more varied and visually rich and therefore interesting elevation to the street. This has been achieved through the introduction of an asymmetrical and varied window pattern to break up the former monotonous approach and through the introduction of a texture brick detail.

DCL/19/19

- 7.15 The AONB is located to the north of the application site and as such it is important to consider the impact of the development in views from the ANOB. The AONB Unit raised no objection to the height or scale of the proposed building, however, they did raise objections to the visual prominence of the render to the north elevations and requested that materials be recessive in colour. To overcome this, the amended plans have omitted the render from the north elevation of the main building, which would now be facing brickwork. Whilst the brickwork would be light in colour, this is not too dissimilar to the existing pallet of materials on the existing buildings and would be more muted than white render and less prominent in longer distance views.
- 7.16 The proposed use of facing brick is considered to be acceptable, with this reflecting the local vernacular. The exact brick, colour of mortar and pointing details would need to be secured via planning condition. I am content with the use of white render to the southern parts of the building as natural sunlight will help ensure limit green algae growth. It is recommended that the type and colour of render to be used on the proposed building and on the existing sports hall be conditioned to ensure that this is of a high quality. It is also recommended that details of the movement joints are also secured by condition.
- 7.17 Therefore on balance I am satisfied that the use of brick to the north elevation of the building and render to the north elevation of the sports hall would allow the proposed building to sit comfortably within the surrounding townscape when viewed from the AONB. In light of the above, I am satisfied that the proposal is of a high standard of design which would improve the character and quality of the streetscene, subject to the recommended conditions aforementioned being applied.
- 7.18 Turning to landscaping, a high quality landscaping scheme is proposed to assist in the enhancement of the site and wider area and to ameliorate the initial impact of the development.
- 7.19 The existing grass bank and trees to Tile Kiln Lane would remain unchanged, and additional shrub planting and a small avenue of trees would be located to the entrance of the site, leading users to the entrance plaza. The meadow buffer planting behind the existing palisade fencing fronting Tile Kiln lane is considered would uplift the appearance of the site when viewed from the streetscene.
- 7.20 Meadow buffer planting would also be erected along the boundary shared with Surrenden Road which would minimise some of the impact of the development on these dwellings and improve the appearance of the existing boundary treatment.

7.21 The 8 trees proposed to be lost are of a low quality and would be replaced with a greater number of new trees, with 47 new trees proposed to be planted. The Councils Arboricultural Manager is content with the proposal subject to conditions, which are included in the recommendation at the end of this report.

7.22 I am therefore satisfied that the proposed landscaping for the site is of a high quality, which would both protect and enhance the appearance of the site when viewed internally and from outside and would enhance the visual amenity of the area. As such the proposal accords with the overall aims and objectives of the NPPF.

d) Residential amenity

7.23 The proposal is located on an existing secondary school site in a built up area and the submitted Noise Impact Assessment has confirmed that noise generated by the outdoor areas would be the same or less than the current ambient noise level and that the nature of the noise sources is transient and temporary in nature due to only being during break-times. I am therefore satisfied that the proposal would not result in adverse additional noise and disturbance to neighbouring occupants.

7.24 In light of the proposed recommendations for mechanical ventilation and non-openable windows to be installed to the building I am satisfied that the proposal would not adversely impact neighbouring amenity.

7.25 The concerns of local residents in respect of noise during construction is noted, however, this is not a material planning consideration and planning permission cannot be refused on that basis. However, given the number of residential properties surrounding the site and the scale of the building works to be undertaken it is considered reasonable to include a condition requiring the submission of a Construction Management Plan to ensure that noise and disturbance are minimised as far as reasonable practicable.

7.26 The distance from the closest point of the new school building to the rear of residential properties in Surrenden Road would be approximately 37.5 metres. This is considered to be a sufficient enough distance to ensure there would not be a significant or adverse loss of privacy through overlooking and inter-looking. Landscaping is proposed along this boundary which would create a buffer. The building is considered to be a suitable distance from existing residents. Loss of a view is not a material planning consideration, however, it is recognised that there would be a change in outlook for residents. However it is considered that the tree planting proposed in key areas would help break up and soften views of the building from the properties in Surrenden Road closest to the building.

- 7.27 The submitted landscape drawings demonstrate that the closest point of the proposed grass mounds, as raised by residents, to the boundary shared with Surrenden Road Properties would be approximately 6 metres away. This may provide some opportunities for a degree of interlocking however, given the distance between the mounds and the most private parts of the rear gardens affected it is not considered that these grass mounds would result in an unacceptable loss of privacy.
- 7.28 The Daylight / Sunlight assessment demonstrates that on the 21st June (summer solstice) the proposed building would result in minor shadowing to the adjacent residential gardens along Surrenden Road between 18.00 and 19.00 hours but not on the dwellings themselves. No shadowing is expected to neighbouring amenity areas in the month of December. The hour of additional shadowing in the evening in June to some neighbouring gardens, whilst it may be of concern to residents is overall considered to be a negligible impact and as such it is considered that the building would be a sufficient distance away from neighbouring properties to not give rise to a significantly detrimental loss of daylight and sunlight such as to justify a refusal of planning permission.
- 7.29 Proposed external lighting would be controlled by a photocell timeclock arrangement. The clock would be set so that all external lighting is off between 2300 hours and 0700 hours and it is recommended that this is secured by condition. This application does not currently include proposals for any flood lighting to serve the sports pitch or MUGAs. If this is required in the future it would be subject it would need to be subject to a separate planning application.
- 7.30 Overall, I am satisfied that the development would not result in a significant adverse harm to the residential amenities of neighbouring properties.

e) Flooding

- 7.31 The proposal seeks to relocate the main school building to the north east of the site which would position it outside of Flood Zones 2 and 3 which the southern portion of the site falls within. As a result the building would be at less vulnerable to flooding than the existing school building. The Environment Agency does not object and it is considered that risks of flooding have been satisfactorily mitigated in this regard.
- 7.32 In term of surface water and localised flooding, the proposal seeks to utilise a combination of infiltration and discharge to watercourse at a reduced rate compared with the existing flows. The MUGAs, which are a large area of

hardstanding are proposed to be constructed of a porous material. Additionally, the discharges to combined sewer would be reduced. Overall the level of surface water flow from this site is proposed to be significantly reduced over the existing situation

7.33 KCC Flood and Water Management, in their role as lead local flood authority, consider the proposal provides a significant improvement on the existing situation and that it ensures compliance with the discharge hierarchy. The proposed surface water drainage is therefore considered to be acceptable subject to the recommended conditions.

f) Ecology and Biodiversity

7.34 No reptiles or Great Crested Newts were found to be present on site and therefore no further mitigation is required in this instance. The Bat Survey recommended that a single dusk survey be carried out on Building 2 along with other mitigation measures. This can be secured by condition.

7.35 The proposal seeks to provide significant enhancements to biodiversity on the site by means of an extensive landscaping plan. The Biodiversity Net Gain report concludes that the development would result in a net gain of 3.53 biodiversity units which equates to a net gain of 92%. DEFRA guidance indicates that a 10% increase would result in a net gain and therefore an increase of 92% is considered to be a considerable improvement for biodiversity on the site which is supported.

7.36 I am therefore satisfied that the proposed development would not result in harm to protected species and that it would provide sufficient ecological enhancements which would result in an improvement on the existing situation and would ensure the protection of wildlife subject to the recommended conditions being imposed.

g) Community Use

7.37 The existing sports hall is currently being utilised as additional teaching accommodation for the temporary school on site. The provision of a new, permanent school building would free up the sports hall and allow this to be opened up to the public again to use as a leisure facility. The submitted Design and Access Statement also indicates that dining space is proposed adjacent to the sports facilities, which could be used as an out of hours café / foyer for community use. While the building has been designed to incorporate community uses in the future, these uses have not been proposed under this application. The community use of the proposed building would therefore have to be considered in detail under a future planning application, however I

am satisfied that the proposed building could suitably incorporate community uses.

Environmental Impact Assessment

7.38 In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

Local Finance Considerations

7.39 Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy. There is no CIL requirement for this development.

Human Rights

7.40 In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

Working with the applicant

7.41 In accordance with paragraphs 38 of the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner as explained in the note to the applicant included in the recommendation below.

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

7.42 It is considered that the application proposals would not conflict with objectives of the Duty.

Public Sector Equality Duty

7.43 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

8 Conclusion

- 8.1 Policy SD1 of the Shepway District Local Plan Review (2013) states that one of the key development principles is that proposals should take account of the broad aim of sustainable development, reducing the need to travel by car, locate development on previously developed sites, promote a high quality of design and safeguard and enhance the amenity of residents.
- 8.2 The relocation of the school would consolidate the existing buildings on site and would provide a better relationship between the school and Tile Kiln Lane. The main comments raised by officers relating to the initial design of the building have been addressed in the amended plans, and subject to securing conditions relating to materials, the development is considered to be of a high quality design, which would uplift the appearance of the site itself and Tile Kiln Lane. The proposal would provide a clear and welcoming entrance to the site which the current site does not benefit from.
- 8.3 The school building would be relocated to north east of the site would result in the school being far less prone to suffering in terms of flooding which would be beneficial. A comprehensive landscaping scheme is proposed which is considered to be both visually beneficial and also beneficial to biodiversity.
- 8.4 The proposed vehicle parking satisfies the requirements of the school and is acceptable to KCC Highways subject to securing the recommended conditions. The closure of the existing access from Posting Road is considered would see a reduction in congestion along this road which would be beneficial to local residents. The existing site has good transportation links and the Turner Free School has a general drive towards advocating sustainable modes of travel; therefore the proposal is not considered would result in adverse harm to the local highway network.
- 8.5 A three storey building in this location would be commensurate with surrounding development and would not pose as a significantly overbearing structure. The location and scale of development is considered to have an acceptable impact on neighbouring properties and would not result in

significant or adverse overlooking or overshadowing. The location of the associated external recreational areas would be a sufficient distance away from neighbouring residents to not have any adverse impact.

- 8.6 On balance, it is considered that the proposal complies with the Council's development plan and is considered acceptable subject to securing the recommended conditions.

9. Background Documents

- 9.1 The consultation responses set out at Section 5.0 and any representations at Section 6.0 are background documents for the purposes of the Local Government Act 1972 (as amended).

10 Recommendation

- 10.1 That planning permission be granted subject to the following conditions and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary:

1. Standard Implementation Period
2. Materials
3. Landscaping
4. Sustainable Construction
5. Vehicle and Cycle Parking
6. Construction Management Plan
7. Site Personnel and Visitor Parking During Construction
8. Architectural Detailing
9. Landscaping
10. Surface Water Drainage
11. Contamination
12. Site Remediation Strategy
13. Asbestos Survey
14. Protection of Public Sewers
15. Ecology
16. Piling Risk Assessment
17. Travel Plan
18. Tree Removal, Retention and Protection Measures
19. Sports Hall Hours of Operation

Annexe 1 – Site Location Plan

Y19/0752/FH
Turner Free School
Tile Kiln Lane
Folkestone



Appendix 2 – Surrounding residential architecture/character



Existing View from Surrenden Road



Existing View from West of Tile Kiln Lane



Existing View from Harcourt Road



Proposed View from Surrenden Road



Proposed View from West of Tile Kiln Lane



Proposed View from Harcourt Road



Existing View from East of Tile Kiln Lane



Existing View from West of Tile Kiln Lane



Existing View from Postling Road



Proposed View from East of Tile Kiln Lane



Proposed View from West of Tile Kiln Lane



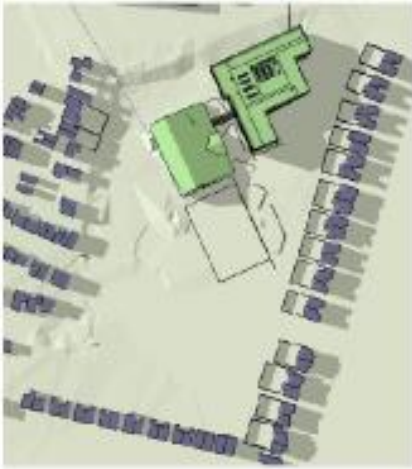
Proposed View from Postling Road

Appendix 3 – Shadow plots

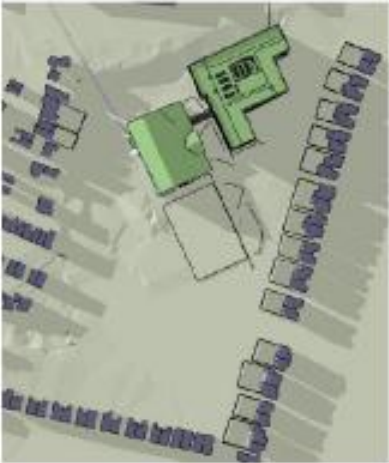
21st June (summer solstice)



17:00



18:00



19:00

21st December (winter solstice)



15:00



16:00