

Ship Street Development

Joint Parishes Committee
16th March 2023



RADNOR PARK

VIEWS!

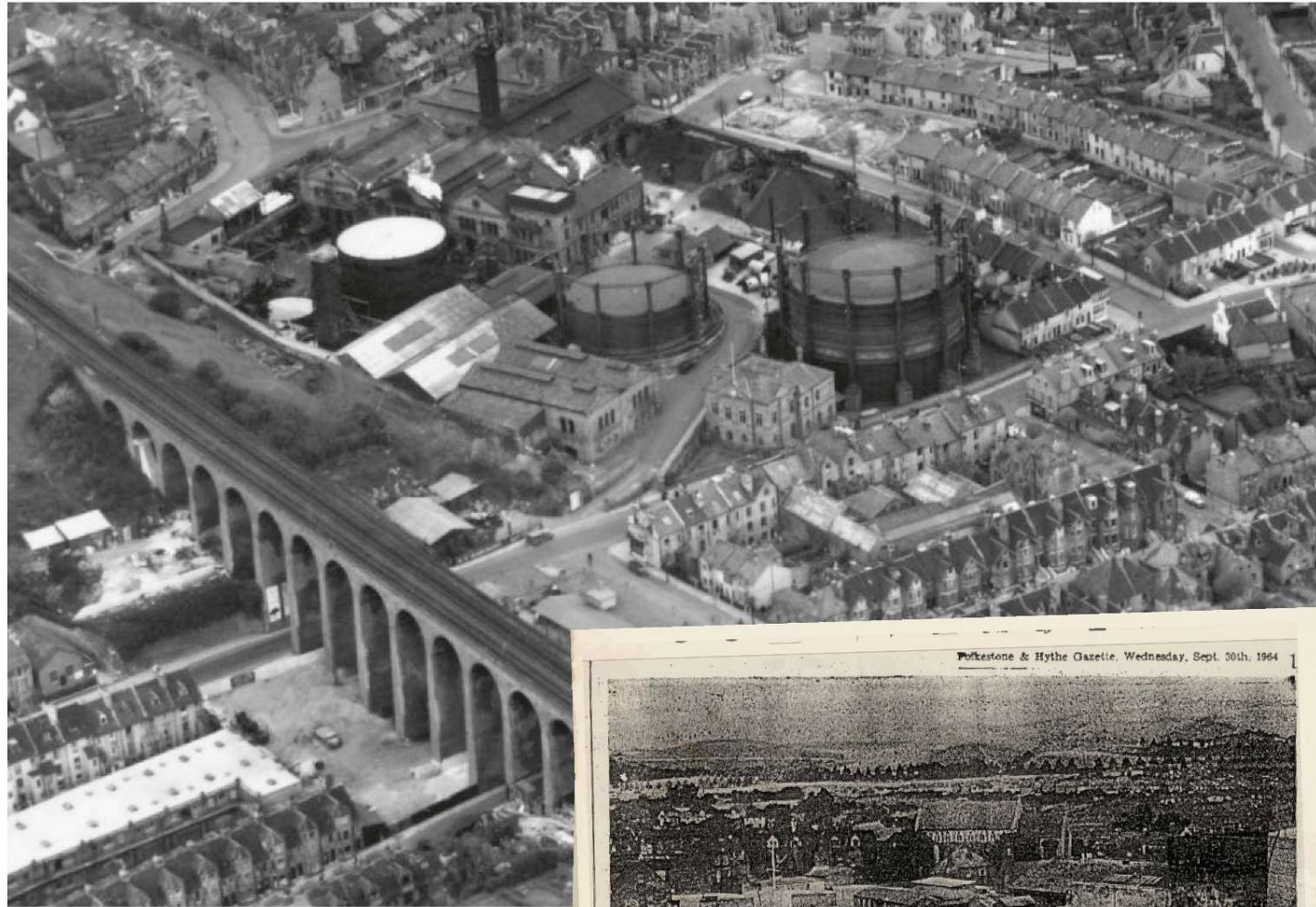
GREEN LINK

History

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

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.



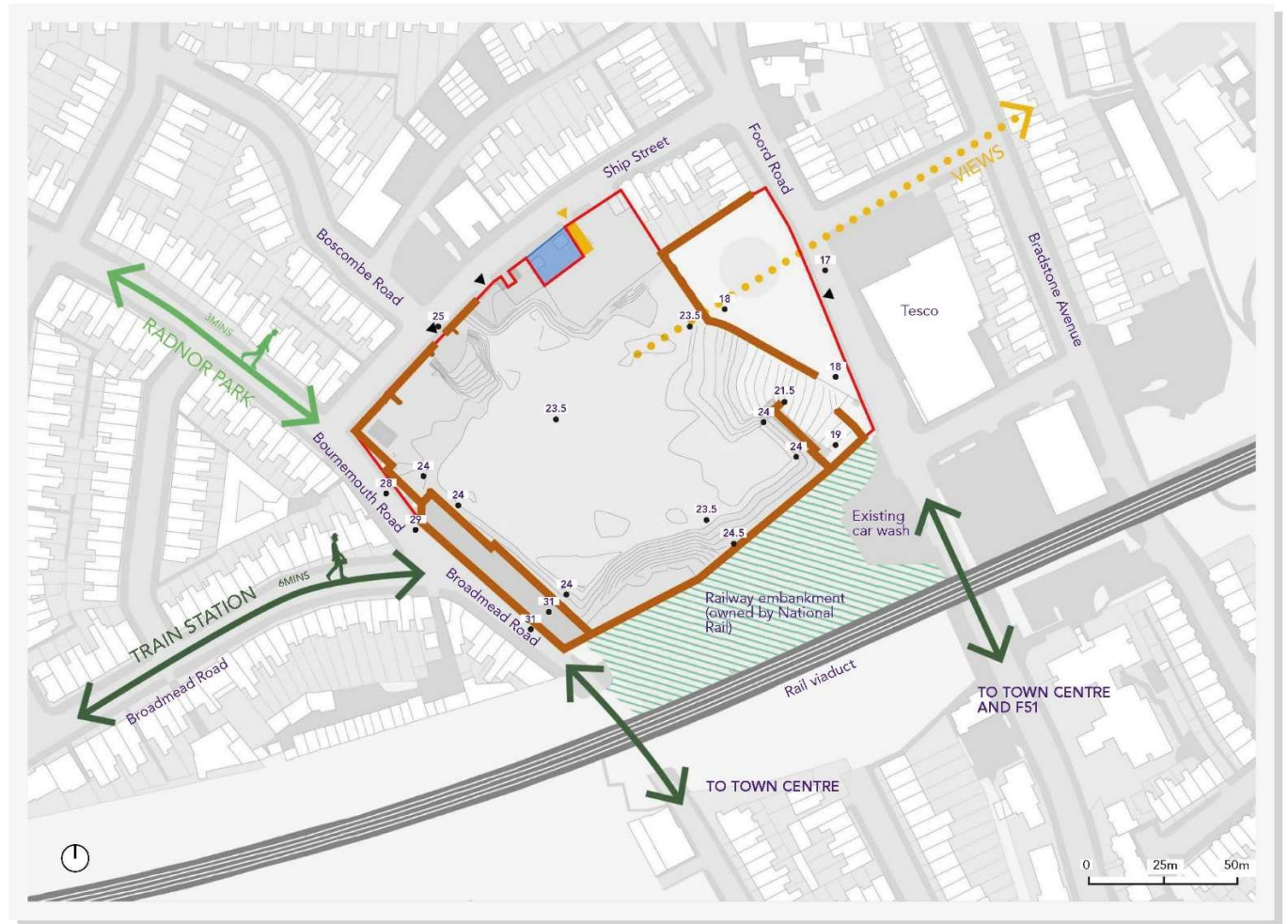
Constraints/Risks

- 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. 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%)

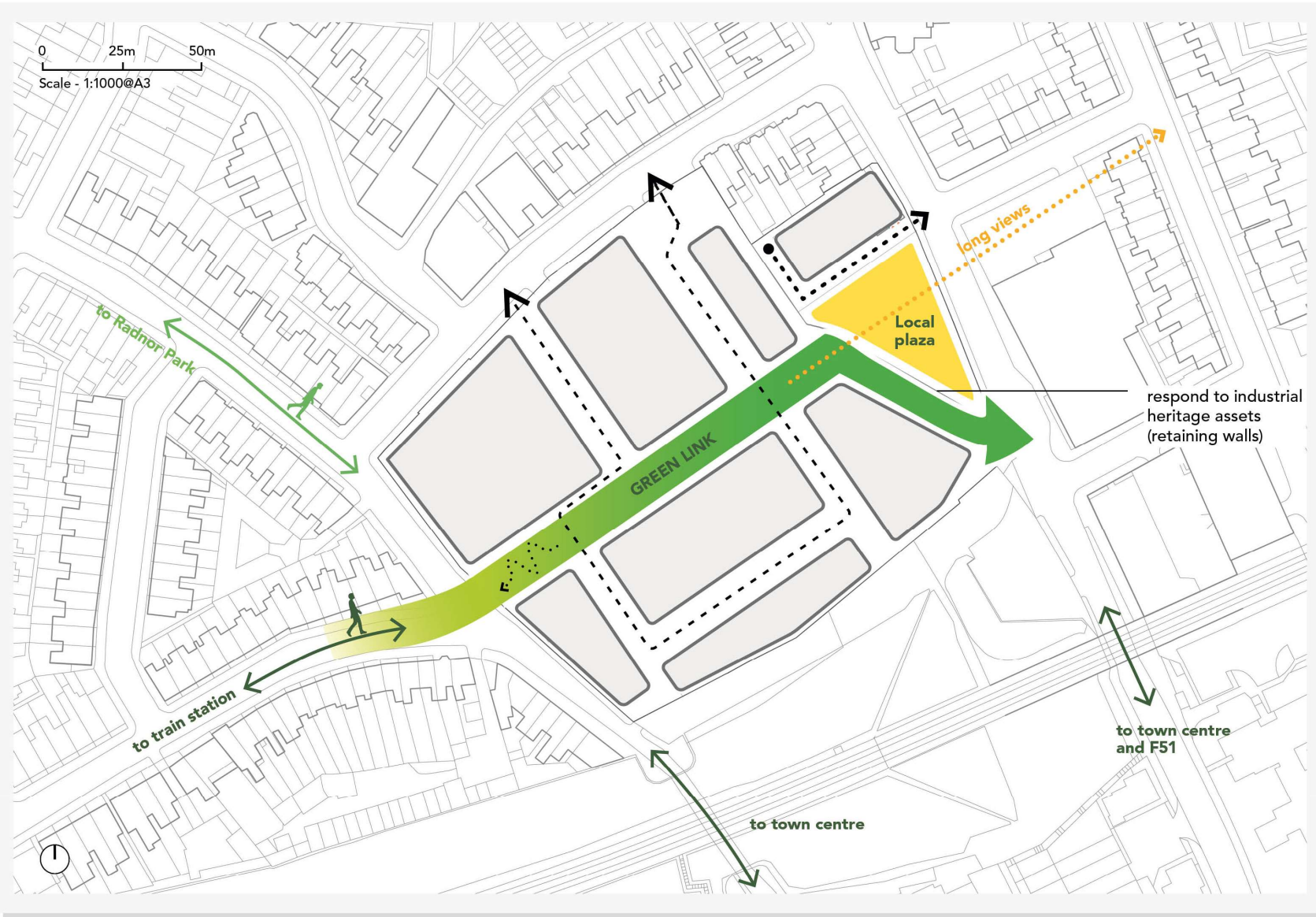
The scheme should include affordable homes to rent and buy (87%)

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.

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.



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



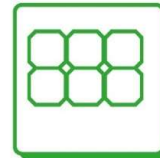
Form Factor

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

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

GREEN LINK

TOWN CENTRE + F51

EVENTS

Questions?