Matter 4: Other Strategic Allocations

(SS6, SS7)

Defence Infrastructure Organisation

April 2012
Shorncliffe Garrison, Folkestone

Examination of the Shepway Core Strategy Development Plan Document

Hearing Session 4: Wednesday 9 May 2012
Matter 4: Other Strategic Allocations (SS6, SS7)

Statement submitted by GVA on behalf of The Defence Infrastructure Organisation

April 2012

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Introduction

1. The Defence Infrastructure Organisation (DIO) (part of the MoD) is the landowner of Shorncliffe Garrison, Folkestone. Shorncliffe Garrison is subject to a proposed strategic allocation, for residential-led development and an improved military estate, within the Shepway Core Strategy Development Plan Document (DPD) – i.e. Policy SS7: Spatial Strategy for Shorncliffe Garrison, Folkestone.

2. The DIO is broadly supportive of the Core Strategy and its approach to the rationalisation and redevelopment of Shorncliffe Garrison. This approach is the outcome of close working between the DIO and Shepway District Council, over the past few years, aimed at understanding and addressing the key issues raised by the need to rationalise and redevelop the Garrison estate for the benefit of servicemen and women living and working there and also the local civilian community. The DIO has undertaken community consultation, including a public exhibition in September 2010, and this has shaped their published, illustrative Masterplan for the re-development of the Garrison for new homes. The Masterplan, and supporting technical documents, underpin the site’s allocation within the Core Strategy and in this respect form a key element of the evidence base (Ref No: A71-78 / 113-114).

3. The DIO does not wish to challenge the overall soundness of the Shepway Core Strategy. However, the DIO does wish to draw the Inspector’s attention to a number of points in response to his Matters, Issues and Questions, dated 14 March 2012. Therefore, on behalf of the DIO, GVA is pleased to respond to Matter 4, which will address the issue:

   **Are the Core Strategy’s proposals for Shorncliffe Garrison [and Folkestone Seafront] realistic, deliverable, adequately justified and consistent with national and regional policies?**

4. Our response only relates to the Shorncliffe Garrison strategic allocation – i.e. question 4.1. The following sections address the overall deliverability of the site, as raised by Issue 4, then respond to the sub-questions 4.1(a) and (b).
Issue 4: Are the Core Strategy’s proposals for Shorncliffe Garrison realistic, deliverable, adequately justified and consistent with national and regional policies?

5. The Core Strategy’s allocation of Shorncliffe Garrison carries forward the current allocation under the Shepway District Local Plan Review (2006). Reflecting that the MoD’s landholdings are constantly under review, the Local Plan identified Shorncliffe Garrison as having potential to deliver housing beyond the plan period of 2011.

6. As required by the National Planning Policy Framework (NPPF) (para. 47), the strategic allocation of Shorncliffe Garrison is deliverable / developable – i.e. it is available, it offers a suitable location for housing development and is achievable.

Available

7. The DIO’s representations to the Core Strategy consultation, September 2011, confirmed that vacant and underused land at Shorncliffe Garrison will be formally declared surplus to military requirements and made available for residential-led development. The DIO wishes to draw the Inspector’s attention to three subsequent events that emphasise the availability of the site:

(i) The Government is committed to accelerating the release of public sector land to facilitate housing and economic growth and has set a target for sufficient land, owned by central government, to be disposed of by 2014/15 to deliver 100,000 new homes. As a major land owning department, the MoD has agreed a target of selling land by 2014/15 with the potential to deliver up to 31,000 new homes and in October 2011 published the Defence Infrastructure Interim Land and Property Disposal Strategy. Shorncliffe Garrison is identified as one of the key sites to be brought forward. This document is included as part of the evidence base underpinning the site’s Core Strategy allocation (Ref No: A68).

(ii) The release of some of the land at Shorncliffe Garrison is dependent on re-providing existing military facilities. As highlighted by the DIO in their letter dated 13 December 2011, which forms part of the Core Strategy’s evidence base (Ref No: A69), it is intended that re-provisioning works will commence in 2013/14.
February 2012 outline planning permission was granted for these works at Sir John Moore Barracks, part of the Garrison to be retained, and Lydd Training Camp, which is c.25km to the south west of the Garrison. The decision documents are provided at Appendix 1. Detailed designs are now being commissioned. (NB: Land earmarked for early release, with a capacity for some 400 homes, has no prior re-provisioning requirements).

(iii) The DIO has also agreed a land disposal strategy for Shorncliffe Garrison. It is intended that an advertisement will be placed in the property press, on 28 April 2012, inviting expressions of interest from developers. Later in the year (around September 2012) short-listed developers will be invited to submit indicative plans and financial offers for the disposal land. Once a preferred developer has been selected, and detailed costed designs for the re-provisioning works completed (likely early 2013), it is proposed contracts will be exchanged on the basis of the developer submitting an over-arching outline planning application, in accordance with the Masterplan, and agreeing all S106 contributions for the 1,200 dwelling development. Individual parcels will then be subject to a number of detailed planning applications, with consents and development anticipated from 2014/15. A letter from DIO to Shepway District Council, dated 10 April 2012, confirms the disposal strategy and is provided at Appendix 2.

Suitable location

8. Shorncliffe Garrison presents an excellent opportunity to deliver a planned and sustainable westward expansion to Folkestone, which will contribute to meeting housing and regeneration needs in the area.

9. It should be noted that the proposed development at Shorncliffe Garrison will utilise a significant source of publicly owned, previously developed land. Re-using previously developed land is a core principle of the NPPF (para. 17) and the residential-led development of Shorncliffe Garrison will assist Shepway District Council in achieving Policy SS2’s target of at least 65% of dwellings to be provided on previously developed land.

10. As demonstrated by the evidence base underpinning the Shorncliffe Garrison allocation (Ref No: A71-79 / 113-114), residential-led development of the Garrison does
not face any insurmountable issues in respect of policy restrictions (e.g. protected areas), physical problems (e.g. access, ground conditions and flood risk), potential impacts (e.g. effect upon conservation) and environmental conditions (of prospective residents). Shorncliffe Garrison is therefore a suitable site for housing.

Achievable

11. Achievability is essentially a judgement of economic viability.

12. The DIO notes the aspirations of Policy SS7 for Shorncliffe Garrison in respect of affordable housing, standards and infrastructure, including phasing. However, in line with the NPPF, this should be subject to viability.

13. The NPPF requires competitive returns to a willing landowner / developer to enable development to be deliverable (para. 173). In this respect, it should be noted that although the MoD is not a private landowner, the DIO’s Shorncliffe Rationalisation Project has to be self-funding, i.e. the capital investment in the new Defence facilities has to be funded from the disposal receipts. This is the basis on which the Project is proceeding. Should there be any surplus receipts, these will be forwarded to the Treasury.

14. Shorncliffe Garrison comprises of a significant level of previously developed land, with associated site preparation costs and upfront costs of re-provisioning works, infrastructure severance works and realignment of the security fence. The Garrison is also located in an area of relatively low residential values, as evidenced in the Economic Viability Assessment that forms part of the Core Strategy’s evidence base (Ref No: A5). These cost and market factors, coupled with the slow economic recovery, will impact on viability. In the longer term the residential-led development of Shorncliffe Garrison will contribute to the regeneration of the area, improving residential values and viability. However, in the early years of development, and as the economy recovers and the essential building blocks are put in place to underpin the development, viability will be an issue. Requirements for affordable housing, standards and infrastructure will therefore need to be realistic and priorities established.

15. GVA has undertaken an Investment Appraisal, taking account of likely costs (of re-provisioning works and the residential-led development) and potential disposal receipts, and with consideration of phasing. The Investment Appraisal concludes that
the rationalisation and redevelopment of Shorncliffe Garrison will need to be carefully monitored to ensure a positive cash flow and return on investment at each stage of the development.
4.1 (a) Are the location, boundary and proposed mix of uses in this strategic allocation adequately justified? What alternatives were considered, and why were they discounted?

Background

16. The MoD has undertaken a comprehensive review of their landholdings at Shorncliffe Garrison and the wider area, taking account of the needs of the units based at the Garrison and wider MoD estate strategies and basing policies. The review has concluded that there is an enduring military requirement for Shorncliffe Garrison, but that the estate should be reconfigured onto a smaller, more secure and sustainable footprint. In line with Government objectives, the land at Shorncliffe Garrison that is no longer required for military purposes is therefore available to facilitate housing growth.

Location

17. Folkestone is constrained to the south by the sea and to the north and east by the Kent Downs Area of Outstanding Natural Beauty and the Folkestone to Etchinghill Escarpment Special Area of Conservation. Expansion of the town is therefore limited to the west. Shorncliffe Garrison is located on the western edge of Folkestone and therefore presents an excellent opportunity to deliver a planned and sustainable expansion to Folkestone, which will utilise a significant source of previously developed land and contribute to meeting housing and regeneration needs in the area.

18. Shorncliffe Garrison benefits from existing infrastructure and facilities, including Cheriton local centre and High Speed 1 rail services to London. The residential-led development will contribute to infrastructure and facilities in the locality, thereby enhancing the sustainability of the location for existing and new residents.

19. The proposals include for the transfer of the former military training area in the Seabrook Valley to Shepway District Council, for the White Cliffs Countryside Project to manage as informal green space, potentially in partnership with the Shorncliffe Trust (see para. 31 below). This green space is important to the District’s green infrastructure provision and will also provide an important buffer between the built edge of Folkestone and Sandgate.
Boundary

20. The boundary of Shorncliffe Garrison, subject to the strategic allocation under Policy SS7, encompasses both land to be released for residential-led development and land to be retained for military purposes. This reflects that the strategic allocation is for residential-led development and an improved military estate. The rationalisation and redevelopment of the Garrison estate will facilitate housing growth and sustain the military's presence in the area, safeguarding local jobs and supporting the local economy.

21. The estate to be retained for military purposes was subject to major modernisation in 1990s. The remainder, to be released for residential-led development, dates from the late 19th / early 20th centuries. Large areas are under-used and obsolete and the facilities do not meet modern Defence needs or standards and represent an increasing maintenance liability. The largest areas of land to be released are to the north of the Garrison estate, in and around Risborough Barracks. Being located to the north will assist integration with the existing Cheriton community.

22. The land to be retained for military purposes and released for residential-led development has evolved between the public exhibition, September 2010, and publication of the Shorncliffe Garrison Masterplan, August 2011, to take account of the MoD’s requirements. To ensure the Shorncliffe Rationalisation Project is self-funding, the MoD has had to achieve economies of scale in the re-provisioning works, by amalgamating Messes, and office buildings, which has enabled the release of Burgoyne Barracks. In turn, the release of Burgoyne Barracks enables the quantum of residential-led development to be maximised, increasing the disposal receipt, which is to fund the capital investment in the new Defence facilities. Maximising the quantum of new homes also provides the critical mass necessary to support existing and new community services.

23. The boundaries between land to be released for new homes and released for public open space have also evolved to take account of community views. In particular, the illustrative draft masterplan (Ref No: A71 / 77) has evolved to maximise retention of open space of value to the local community.
Mix of uses

24. Shorncliffe Garrison is located within a primarily residential area. Residential-led development of the Garrison will form a natural and sustainable extension to the existing residential area.

25. Major employment development is not considered appropriate, given the residential nature of the area, existing local employment opportunities and that connections to the strategic transport network are constrained by the rail line. Major retail development is not considered appropriate, as this should be directed to town centres, as re-emphasised in the NPPF, and would compete with local shops, including Cheriton local centre, which includes two food superstores. Conversely residential-led development will provide support for local shops.

26. In addition to new homes, the proposed development includes a site for the creation of a community hub, located around the existing Tower Theatre, and significant provision of public open space. The community hub includes land for a new primary school and health facilities, the requirements for which have been determined in consultation with the education and health authorities. The community hub will provide a focal point and encourage social interaction and community cohesion. Over 40% of the land to be released is to be public open space, providing sports and leisure opportunities for the benefit of existing and new residents.
4.1(b) Has sufficient consideration been given to (1) the transport implications of this proposal and (2) the site’s historic significance?

Transport implications

27. The DIO has undertaken a strategic level assessment of the transport implications of the proposed residential-led development of Shorncliffe Garrison. This has been undertaken within the context of Shepway District Council’s Transport Strategy, undertaken by URS Scott Wilson.

28. Shorncliffe Garrison is in a sustainable location with easy access to facilities and transport infrastructure, including high frequency bus services. However, there are issues with traffic flow at some junctions and pedestrian links that the development will need to address. The DIO has worked closely with Kent County Council, and other stakeholders such as Stagecoach, to identify potential measures to mitigate the transport implications of the proposed development. Regard has also been given to the community consultation responses, including concerns in respect of the Horn Street railway bridge.

29. Potential junction improvements have been identified, including options for Horn Street railway bridge. The junction improvements have been costed and priorities for improvement established with Shepway District Council, with local community input. A sustainable transport package has also been identified, including a Travel Plan, pump priming of bus infrastructure, Public Rights of Way improvements and upgrading of footpaths. In addition, the site layout provides for strong east-west and north-south links through the site. The evidence base underpinning the Shorncliffe Garrison allocation includes the Transport Strategy, including the Horn Street Bridge Options Analysis (Ref No: A72-76).

Historic significance

30. The Shorncliffe Garrison Masterplan (Ref No: 71 / 77) is based on a good understanding of the site’s context, including a detailed character analysis of the local area. The Masterplan respects the historic value of site and its importance in providing continuity and contributing to the locality’s identity. The layout draws on the regimented layout of existing military development and there is potential to retain some buildings and
features. Whilst not listed, there is scope to retain and convert the Officers’ Mess at Risborough Barracks and library at Somerset Barracks, subject to viability. In addition, the Royal Military Avenue entrance pillars are proposed to be retained and the listed statue of Sir John Moore is to be relocated from Somerset Barracks into Sir John Moore Barracks, which is being retained by the MoD.

31. The Shorncliffe Redoubt, a British Napoleonic earthwork fort, lies with the former military training area in the Seabrook Valley. The DIO has been in discussions with the Shorncliffe Trust, a military history group, who have aspirations to preserve and enhance the Redoubt, including the creation of a visitor centre to celebrate the historical military significance of this part of Kent. The DIO has offered to sell this area of land to the Shorncliffe Trust, by private treaty, to assist them in delivering their aspirations. It is proposed that the remainder of the former military training area will be transferred to Shepway District Council, for the White Cliffs Countryside Project to manage as informal green space, and there is potential to integrate more of the Shorncliffe Trust’s aspirations with this. Ongoing dialogue between the Shorncliffe Trust, the White Cliffs Countryside Partnership and Shepway District Council will determine this.

32. For information, a plan of heritage assets plan is provided at Appendix 3.
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Appendix 1: Decision documents for re-provisioning works
Application No: Y11/1070/SH

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Outline Planning Permission to Develop Land

The Secretary Of State For Defence
C/o Ms S Hawkins
GVA
3 Brindley Place
Birmingham
B1 2JB

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has GRANTED PERMISSION for the development of land

situate at: SIR JOHN MOORE BARRACKS NORTH ROAD
FOLKESTONE KENT

and being: OUTLINE APPLICATION FOR THE ERECTION OF A TWO
STOREY OFFICE BUILDING (2,295SQM. FLOORSPACE)
AND A TWO STOREY ANNEXE TO OFFICERS MESS
(850SQM. FLOORSPACE) TO ACCOMMODATE 22 SINGLE
BEDROOMS (MATTERS RELATING TO ACCESS ONLY).

referred to in your application for permission for development received on 10th
November 2011.

This Approval is subject to the following conditions:

CONDITIONS

1 Approval of the details of the layout, scale and appearance of the buildings, and the
landscaping of the site, hereinafter called "the reserved matters", shall be obtained
from the Local Planning Authority in writing before any development is commenced.

Reason:
Such details are necessary for the full consideration of the proposal and have not,
so far, been submitted.

2 Application for approval of the reserved matters shall be made to the Local Planning
Authority before the expiry of three years from the date of this permission.

Reason:
As required by Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall be begun before the expiration of two
years from the date of approval of the last of the reserved matters to be approved.

Reason:
As required by Section 92 of the Town and Country Planning Act 1990 (as
amended).
4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered 01 and 02 and the parameters set out in the GVA Planning, Design and Access Statement all date stamped as received 02.11.2011.

Reason:
For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in the accordance with the aims of policy SD1 of the Shepway District Local Plan Review.

5 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:
To ensure the satisfactory appearance of the completed development and in the interests of visual amenity in accordance with policies SD1 and BE1 of the Shepway District Local Plan Review.

6 No development shall take place until measures to prevent debris and spoil being deposited on the public highway have been installed and shall be in use and maintained in a functioning condition at all times during the construction works. In the event that the measures installed do not satisfactorily prevent debris and spoil being deposited on the public highway alternative measures to be agreed by the Local Planning Authority shall be installed and shall be in use as soon as reasonably practicable and maintained in a functioning condition at all times. Any spoil or debris deposited on the public highway shall be cleared by the applicants or their contractors as soon as reasonably practicable.

Reason:
In the interests of highway safety in accordance with policy TR11 of the Shepway District Local Plan Review.

7 The details referred to in condition 1 above shall show adequate facilities for the secure parking of 15 bicycles and these facilities shall be provided before the development is occupied and kept available for parking purposes in connection with the development at all times.

Reason:
To ensure that facilities are available for the parking of bicycles so as to encourage access to the site by means other than by private motorcar in accordance with policy TR5 of the Shepway District Local Plan Review.

8 Development shall not commence until full details of the proposed means of foul drainage and surface water disposal for the development, have been submitted to and approved by, in writing, the Local Planning Authority in consultation with Southern Water. In the event that a Sustainable Urban Drainage System is to be
used, the details submitted shall include a scheme and timetable for implementation of the system, a management and maintenance plan for the lifetime of the development, including the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall be carried out in accordance with the approved details of foul drainage and surface water disposal prior to the first occupation of the dwellings hereby permitted and the drainage shall be maintained in a functional condition and managed in accordance with the approved scheme.

Reason:
To ensure proper drainage and avoid pollution and flooding of the area in accordance with policies U1 and U4 of the Shepway District Local Plan Review.

9 The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

Reason:
In order to safeguard any remaining archaeological interest on the site in accordance with policy SD1 of the Shepway District Local Plan Review and Planning Policy Statement 5: Planning for the historic environment.

10 The office building hereby permitted shall be limited for office use in connection with the Ministry of Defence only.

Reason:
In the interests of the amenities of the area in accordance with policies SD1, TR11, TR12 and HO3 of the Shepway District Local Plan Review.

11 The buildings hereby permitted shall be designed and constructed to achieve a BREEAM assessment minimum target rating of at least "very good". The buildings shall not be brought into use until a final certificate of compliance with a BREEAM assessment rating of at least "very good" has been issued and a copy of the certificate issued to the Local Planning Authority.

Reason:
To ensure the development contributes to the principles of sustainable development as outlined in policy SD1 of the Shepway District Local Plan Review and Government advice contained in PPS1, "Planning and Climate Change- Supplement to PPS1" and PPS22.

In the view of the Local Planning Authority, and having taken into account all material planning considerations, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant withholding planning permission.

In coming to this decision, regard has been had to the following policies:

Shepway District Local Plan Review - SD1, HO3, CO1, CO2, CO5, BE1, TR5, TR11, TR12, U1, U4.
Submission Document of the Shepway Core Strategy - SS1, SS7.
Note:
You are advised that there may be conditions attached to this permission which require the submission of further details to this Authority before the development hereby approved commences or by other specified periods. Such details must be approved by the Local Planning Authority before development commences, or by any other such period specified.

From the 1st June 2008, a fee is payable for the discharge of and compliance with conditions of £85.00 per request or £25.00 if relating to planning permission for extending or altering a dwelling house or other development in the curtilage of and ancillary to a dwelling house. (This does not apply to the discharge of conditions on listed building consents)

Requests must be made in writing and must be on the standard 1App form for Approval of Details Reserved by Condition which is enclosed. The statutory period for determining requests is 8 weeks from receipt of a valid request and correct fee. If a decision is not reached within 12 weeks of receipt of a valid submission the fee will be refunded.

Please ensure that all requests for discharge of and compliance with conditions are addressed to the Head of Planning Services and not sent to any other section of the Council and that they are clearly marked with the planning application reference number at the top of this decision notice. Proceeding with the development without obtaining the relevant approvals required by the conditions or not complying with conditions in any other respect may result in the Council serving a Breach of Condition Notice and subsequent prosecution if the Notice is not complied with.

Dated this 8th day of February 2012

Christopher Lewis

Shepway District Council,
Civic Centre, Castle Hill Avenue, C Lewis
Folkestone, Kent CT20 2QY Head of Planning Services
Application No: Y11/1071/SH

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Outline Planning Permission to Develop Land

The Secretary Of State For Defence
C/o Ms S Hawkins
GVA
3 Brindley Place
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B1 2JB

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has GRANTED PERMISSION for the development of land

situate at:

LYDD CAMP TOURNERY ROAD LYDD KENT

and being:

OUTLINE APPLICATION FOR THE ERECTION OF A TWO STOREY OFFICES, CLASSROOMS AND STORES BLOCK, A SINGLE STOREY TECHNICAL BUILDING, TWO STOREY AND THREE STOREY BLOCKS OF TRANSIT ACCOMMODATION (350 BEDSPACES IN TOTAL) AND TWO SINGLE STOREY EXTENSIONS TO EXISTING MESS FACILITIES - TOTAL GROSS INTERNAL FLOORSPACE 7,472 SQM (MATTERS RELATING TO ACCESS ONLY).

referred to in your application for permission for development received on 10th November 2011.

This Approval is subject to the following conditions:

CONDITIONS

1 Approval of the details of the layout, scale and appearance of the buildings and the landscaping of the site, hereinafter called "the reserved matters", shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:
Such details are necessary for the full consideration of the proposal and have not, so far, been submitted.

2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.

Reason:
As required by Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason:
As required by Section 92 of the Town and Country Planning Act 1990 (as amended).

4 The development hereby permitted shall not be carried out except in complete accordance with the details/parameters shown on the submitted plan, numbered 02B.

Reason:
For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in the accordance with the aims of policy SD1 of the Shepway District Local Plan Review.

5 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:
To ensure the satisfactory appearance of the completed development and in the interests of visual amenity in accordance with policies SD1 and BE1 of the Shepway District Local Plan Review.

6 No development shall take place until measures to prevent debris and spoil being deposited on the public highway have been installed and shall be in use and maintained in a functioning condition at all times during the construction works. In the event that the measures installed do not satisfactorily prevent debris and spoil being deposited on the public highway alternative measures to be agreed by the Local Planning Authority shall be installed and shall be in use as soon as reasonably practicable and maintained in a functioning condition at all times. Any spoil or debris deposited on the public highway shall be cleared by the applicants or their contractors as soon as reasonably practicable.

Reason:
In the interests of highway safety in accordance with policy TR11 of the Shepway District Local Plan Review.

7 The details referred to in condition 1 above shall show adequate facilities for the secure parking of 37 bicycles and these facilities shall be provided before the developments are first used and kept available for parking purposes in connection with the development at all times.

Reason:
To ensure that facilities are available for the parking of bicycles so as to encourage access to the site by means other than by private motorcar in accordance with policy TR5 of the Shepway District Local Plan Review.
8 The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him to observe the excavations and record items of interest and finds.

Reason:
In order to safeguard any remaining archaeological interest on the site in accordance with policy SD1 of the Shepway District Local Plan Review.

9 Should any great crested newts, bats or evidence of such protected species be found prior to or during development, works must stop immediately and a specialist ecological consultant or Natural England contacted for further advice before works can proceed. All contractors working on site should be made aware of it and provided with the ecological consultants contact details.

Reason:
In the interest of nature conservation and protected species in accordance with policies SD1 and CO11 of the Shepway District Local Plan Review and Planning Policy Statement 9: Biodiversity and Geological Conservation.

10 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason:
To prevent pollution of the area, in accordance with policies U1 and U4 of the Shepway District Local Plan Review.

11 1. Prior to commencement of the development a desk top study shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The study shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall also be included.

2. If a desk top study shows that further investigation is necessary, an investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) A survey of the extent, scale and nature of contamination;
(ii) An assessment of the potential risks to:

- Human health;
- Property (existing or proposed),
- Adjoining land,
- Ground waters and surface waters,
- Ecological systems,
- Archaeological sites and ancient monuments; and

(iii) An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

3. If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

4. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer-term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
5. In the event that, at any time while the development is being carried out, contamination is found that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results shall be submitted to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason:
In the interests of the protection of controlled waters and ecological systems in accordance with policies SD1, U1, U4 and U10a of the Shepway District Local Plan Review.

12. Development shall not commence until full details of the proposed means of surface water disposal for the development, have been submitted to and approved by, in writing, the Local Planning Authority. In the event that a Sustainable Urban Drainage System is to be used, the details submitted shall include a scheme and timetable for implementation of the system, a management and maintenance plan for the lifetime of the development, including the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall be carried out in accordance with the approved details and maintained in a functional condition and managed in accordance with the approved scheme.

Reason:
To ensure proper drainage and avoid pollution and flooding of the area in accordance with policies U1 and U4 of the Shepway District Local Plan Review.

13. Flood resilience measures outlined in section 8.1 of the Herrington Consulting Ltd Flood Risk Assessment dated August 2011, shall be incorporated into the design and construction of the buildings, unless otherwise agreed in writing by the Local Planning Authority.

Reason:
To minimise damage to the buildings in the event of flooding, in accordance with Planning Policy Statement 25: Development and Flood Risk.

14. The buildings hereby permitted shall be limited for uses in connection with the Ministry of Defence only.

Reason:
For the avoidance of doubt in the interests of the amenities of the area in accordance with policies SD1, TR11, TR12, CO1, CO5, CO8, CO9, CO11 and U4 of the Shepway District Local Plan Review.
Prior to the commencement of the development, full details of a biodiversity enhancement scheme and construction method statement, as part of and integrated with the approved development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted to the Local Planning Authority for approval shall include the recommendations of the ecological appraisal and technical consideration (dated 25.10.2011), together with a timetable for implementation. The development shall be carried out in accordance with the approved details and the biodiversity enhancement provisions shall thereafter be retained and maintained in accordance with the approved details.

Reason:
In the interests of ecology and nature conservation in accordance with policies, CO8, CO9, CO11 of the Shepway District Local Plan Review and Planning Policy Statement 9: Biodiversity and Geological Conservation.

INFORMATIVES

1. The applicant's attention is drawn to the advice given by the Environment Agency in their written comments dated the 06.02.2012.

In the view of the Local Planning Authority, and having taken into account all material planning considerations, there is insufficient demonstrable harm or conflict with policy arising from the proposal to warrant withholding planning permission.

In coming to this decision, regard has been had to the following policies:

Shepway District Local Plan Review - SD1, HO3, CO1, CO2, CO5, CO8, CO9, CO11, BE1, TR5, TR11, TR12, U1, U4, U10a.
Submission document of the Shepway Core Strategy - SS1, SS7.

Note:
You are advised that there may be conditions attached to this permission which require the submission of further details to this Authority before the development hereby approved commences or by other specified periods. Such details must be approved by the Local Planning Authority before development commences, or by any other such period specified.

From the 1st June 2008, a fee is payable for the discharge of and compliance with conditions of £85.00 per request or £25.00 if relating to planning permission for extending or altering a dwelling house or other development in the curtilage of and ancillary to a dwelling house. (This does not apply to the discharge of conditions on listed building consents)
Requests must be made in writing and must be on the standard 1App form for Approval of Details Reserved by Condition which is enclosed. The statutory period for determining requests is 8 weeks from receipt of a valid request and correct fee. If a decision is not reached within 12 weeks of receipt of a valid submission the fee will be refunded.

Please ensure that all requests for discharge of and compliance with conditions are addressed to the Head of Planning Services and not sent to any other section of the Council and that they are clearly marked with the planning application reference number at the top of this decision notice. Proceeding with the development without obtaining the relevant approvals required by the conditions or not complying with conditions in any other respect may result in the Council serving a Breach of Condition Notice and subsequent prosecution if the Notice is not complied with.

Dated this 9th day of February 2012

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

C Lewis
Head of Planning Services
Appendix 2: DIO letter confirming disposal strategy
10th April, 2012

Chris Lewis,
Head of Planning Services,
Shepway District Council,
Civic Centre,
Castle Hill Avenue,
Folkestone,
Kent
CT20 2QY

Dear Chris,

The Shorncliffe Rationalisation Project

Further to our meeting of 28th March, I am writing to formally update you on the above MOD Project. In December I informed you that DIO was intending to market the surplus land at Shorncliffe Garrison for sale in one lot on a subject to planning basis.

I can confirm that the first advertisements in the property press are booked for 28th April, 2012.

We are initially seeking expressions of interest from potential purchasers. We shall then down-select to a short list of developers who will be invited to submit detailed proposals and financial offers this Autumn.

In parallel, we are commissioning our Regional Prime Contractor (RPC) to prepare detailed designs and costs for the first phase of new facilities MOD wishes to provide – and for which we received outline planning consent from Shepway District Council in February.

Once the RPC work is completed and we have a preferred developer, DIO will seek Main Gate Business Case approval to exchange contracts on the surplus land and commence the MOD construction works in 2013/14. On this timetable we believe the first completions of new civilian homes will be during the latter part of 2014/15.

Yours sincerely,

Charlotte Cordy-Redden,
Project Manager,
Shorncliffe Rationalisation Project
Appendix 3: Heritage assets plan