

Application No: 20/1947/FH

Location of Site: Shorncliffe Garrison , West Road , Folkestone, CT20 3HN

Development: Reserved matters application for the construction of 31 dwellings together with associated landscaping, infrastructure and earthworks at Phases 2C, Burgoyne South, pursuant to Outline application Y14/0300/SH

Applicant: Taylor Wimpey South East

Agent: Barton Willmore LLP

Officer Contact: Robert Allan

SUMMARY

The report considers a reserved matters application for the erection of 31 dwellings with associated landscaping, infrastructure and earthworks at the Shorncliffe Garrison allocation site. The report considers how the development is consistent with the requirements of the outline permission including its adherence to the Development Specification Document (DSD). The report considers that the design and layout of the development is of a high standard and would provide a good quality living environment for future occupants. The biodiversity of the site would be safeguarded, with opportunities for augmentation and the significance of the listed buildings and non-designated heritage assets considered unaffected. As such it is considered that the proposal accords with the existing and emerging policies of the Development Plan and is consistent with the requirements of the National Planning Policy Framework.

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 at the request of Cllr Tim Prater.

2. SITE AND SURROUNDINGS

2.1. Shorncliffe Garrison as a whole occupies a significant area of land (76ha) to the west of Cheriton and to the north of Sandgate. The land has been allocated within policy SS7 of the Core Strategy as a strategic site for residential development of up to 1200 dwellings by 2031, making an important contribution to meeting the housing needs of the district. The main site is on an area of high ground to the north of the coast sloping

down to the Seabrook Valley to the west. It is bounded by Church Road at the northernmost extent of the site, Royal Military Avenue to the east and Hospital Hill to the south. The site has several other roads passing through it including North Road, West Road and Pond Hill Road.

- 2.2. The site was previously under the ownership of the Ministry of Defence and in becoming surplus to requirements, is being sold to fund re-provisioning works on the retained part of the garrison and the MoD base at Lydd. The land is being released to Taylor Wimpey over a number of phases, which began in March 2015.
- 2.3. The application site the subject of this application measures 0.714ha and sit to the south of Napier Barracks, which occupy a more central position within the wider site, bounded by North Road and West Road. The Burgoyne Barracks site is immediately to the south of Napier Barracks, with the western boundary of the barracks demarcated by West Road. The northern part of the Burgoyne site has recently formed part of a reserved matters application for 355 dwellings (planning reference Y19/0318/FH), whilst this site covers much of the southern part of the remaining Burgoyne site but stops short of the most southerly extent of this Phase, which includes retained buildings of which two are Grade II Listed (Concrete Barrack Block & Racquets Court) and a Water Tower. The site area can be seen below in figure 1.

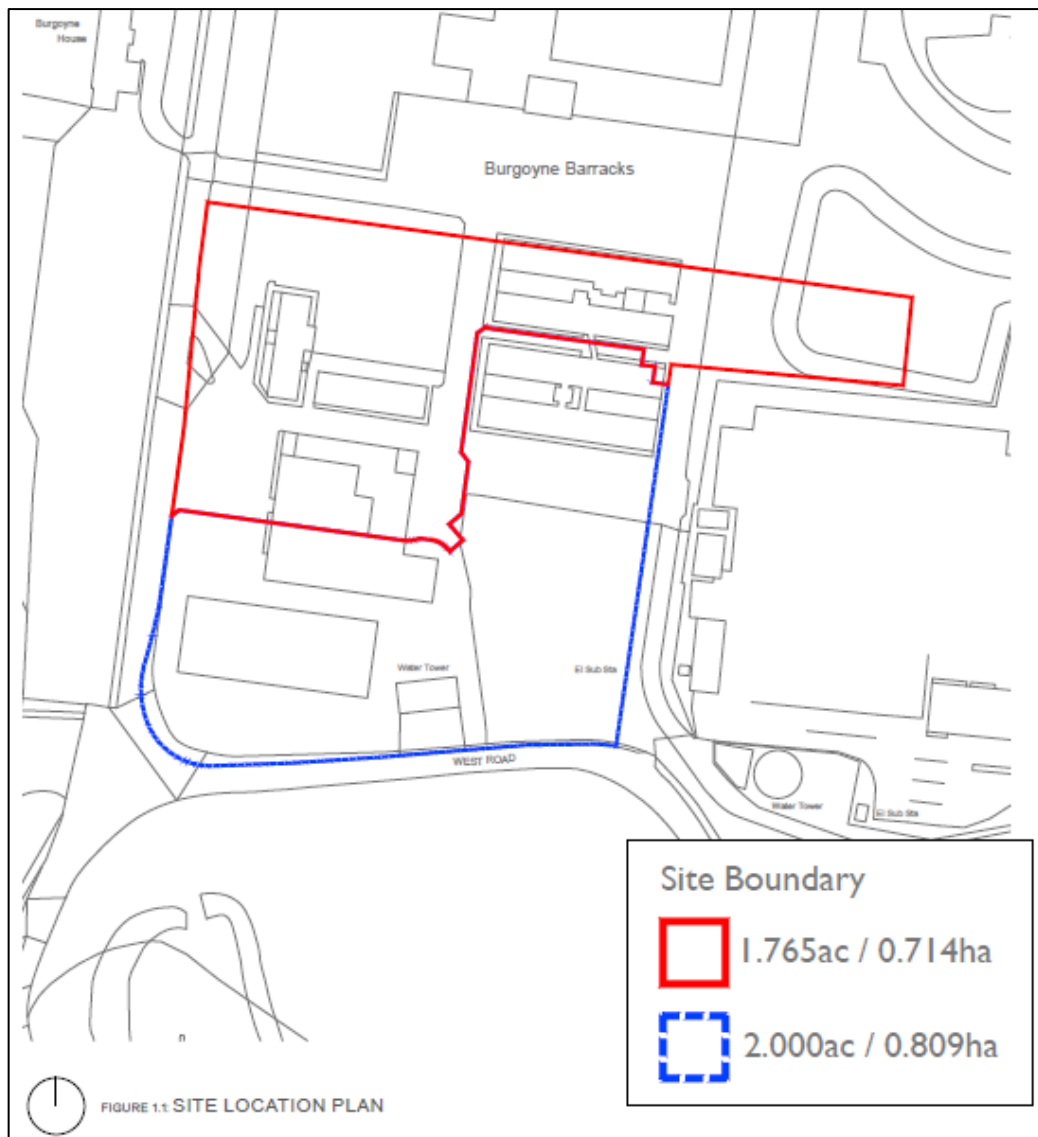


Figure 1: Application site

- 2.4. Whilst these proposals exclude the retained heritage assets, which are separated from the development area by new connecting roads, to facilitate this phase of the development, the modern extensions to the Grade II Listed Racquet Court will need to be removed, specifically those on the northern wall, which extend into the new proposed layout. It was established under the hybrid permission (Y14/0300/SH) that these modern extensions to the building will be removed to better reveal the heritage asset. The listed/retained heritage assets which sit to the south of and outside the application boundary will be considered in a future reserved matters application.
- 2.5. A site location plan is attached to this report as **Appendix 1**.

3. BACKGROUND & PROPOSAL

Background

- 3.1 This reserved matters application has come forward in line with the hybrid planning permission for the mixed use redevelopment of Shorncliffe Garrison including up to 1,200 dwellings and associated works, which was approved on 17 December 2015 (app ref Y14/0300/SH). Condition 12 of the decision notice Y14/0300/SH requires:

The submission of reserved matter applications pursuant to the development hereby approved shall demonstrate compliance with the documents and plans listed below through an accompanying Design Statement:

- Environmental Statement Volumes 1 & 2, dated April 2014;
 - Environmental Statement Addendum, dated November 2014;
 - Development Specification Document (replacing Design and Access Statement Volume 3) March 2015;
 - Land Use Parameter Plan – Dwg. 5391-01-P-002 Rev I
 - Maximum Building Heights Parameter Plan – Dwg. 5391-01-P-003 Rev I
 - Principal Access and Movement – Dwg. 5391-01-P-004 Rev H; and
 - Landscape Strategy – Dwg. CSa/2172/117 Rev D.
- 3.2 The application site forms part of the Shorncliffe Garrison development and is referenced in the Development Specification Document (DSD) as Phase C5.
- 3.3 The DSD was approved as part of the hybrid planning permission (part outline, part full planning, reference Y14/0300/SH) for 1,200 dwellings green space and community facilities and sets out the parameters for future phases of development for the wider site, which is separated into four character areas (A-D):
- Character area A: St Martins Plain
 - Character area B: The Northern Area
 - Character area C: The Southern Area
 - Character area D: Somerset Barracks

The site is located within the southern part of the allocation within Character Area C.

Proposal

- 3.4 This application seeks reserved matters approval for the construction of 31 dwellings together with associated landscaping, infrastructure and earthworks. The reserved

matters for which approval is being sought are access, appearance, landscaping, layout and scale. This phase of the development does not include any affordable housing. In line with the S.106 agreement associated with the hybrid application Y14/0300/SH, affordable homes have been provided in other phases, such as Burgoyne North.

3.5 The following house types are proposed:

Type	Number
4 bedroom townhouse	9
3 bedroom house	7
3 bedroom townhouse	2
2 bedroom house	2
2 bedroom coach house	2
2 bedroom flat	9
Total	31

3.6 The distribution of the mix of the housing is shown below in figure 2.

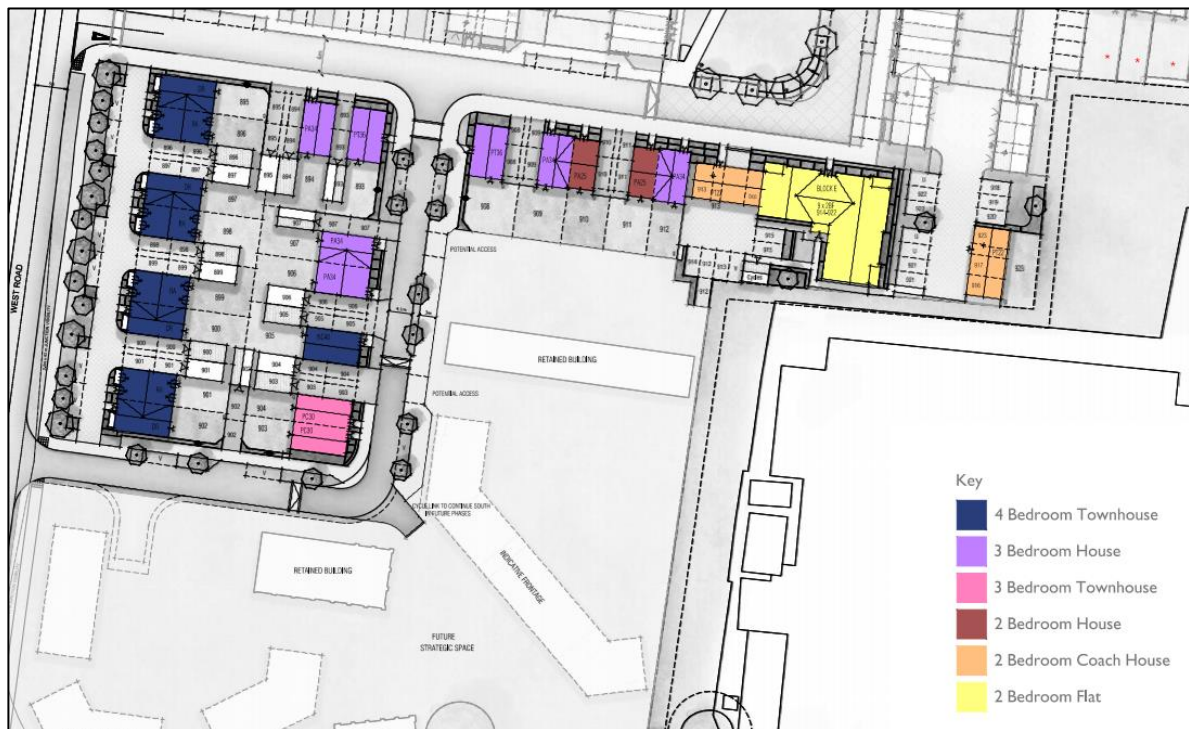


Figure 2: housing mix plan

3.7 The external building materials would follow that approved as part of the Napier and Burgoyne North scheme, with buff brick as the dominant material, darker feature brick, vertical panelling options, projecting brick features and grey roof tiles.

3.8 A range of parking typologies are proposed with on-plot tandem parking, on-street perpendicular parking, parallel parking, as well as courtyard parking for the apartments. Where garages are to be provided they would measure 6x3m internally to allow for parking and access to the vehicle. 13 visitor spaces across the development are proposed. Excluding the garages, 71 spaces are provided at a ratio of 2.2 spaces per dwelling

- 3.9 Cycle parking is to be provided to all units through the provision of garages, where garages are not provided garden sheds will be included within the back gardens of the relevant properties and communal cycle stores provided with apartments. Refuse storage is to be located within back gardens for houses with gate entrances to the rear gardens provided. Where a gate cannot be provided, access from the garden is achievable through the garage.
- 3.10 In respect of layout, the development continues the rectilinear perimeter block format seen throughout the wider garrison development, with each dwelling having a street frontage. This is based on the traditional grid layout of the MoD buildings and is intended to respect the character of the barracks site. A single vehicular access is proposed from the recently approved Napier and Burgoyne North, extending the road network and providing for both vehicular movements as well as pedestrians and cyclists. It is intended that this cycle/pedestrian route would provide a connection to the very southern extent of the Shorncliffe development.
- 3.11 A vehicle connection from West Road to the west reflects the aspirations in the DSD, providing a local residential access road to serve the site and enhance accessibility generally in the south of the development, which also provides for better connections to the retained listed buildings. Connections for future development have been allowed for, in particular the cycle link that runs through the entire masterplan.
- 3.12 There are no retained buildings in this phase of the development. However, on the eastern boundary there is the retained Grade II Listed Concrete Barrack Block and to the south the retained Grade II Listed Raquets Court. The modern extensions to the Grade II Listed Raquets Court will be removed, the principle of which was established at the Outline stage, so to better reveal and improve the appearance of this heritage asset.
- 3.13 In respect of building heights, the DSD identified buildings up to 2 storeys on the southern side of the east to west spine road, with up to 2.5 storeys in the blocks fronting West Road, with a possible three storey element at the south western corner of the site, although this is outside of the application site area. The proposal seeks to vary this by the eastern element of the scheme – a block of flats and some houses – being part three storeys in order to act as a visual terminus and focal point for the square formed to the north as part of the reserved matters approved under planning reference Y19/0318/FH, as well as providing an increased presence to West Road. An extract from the DSD showing the building heights parameters is shown below in figure 3 (yellow = 2 storey, orange = 2.5 storey and red = 3 storey) with figure 4 showing the proposed storey heights.

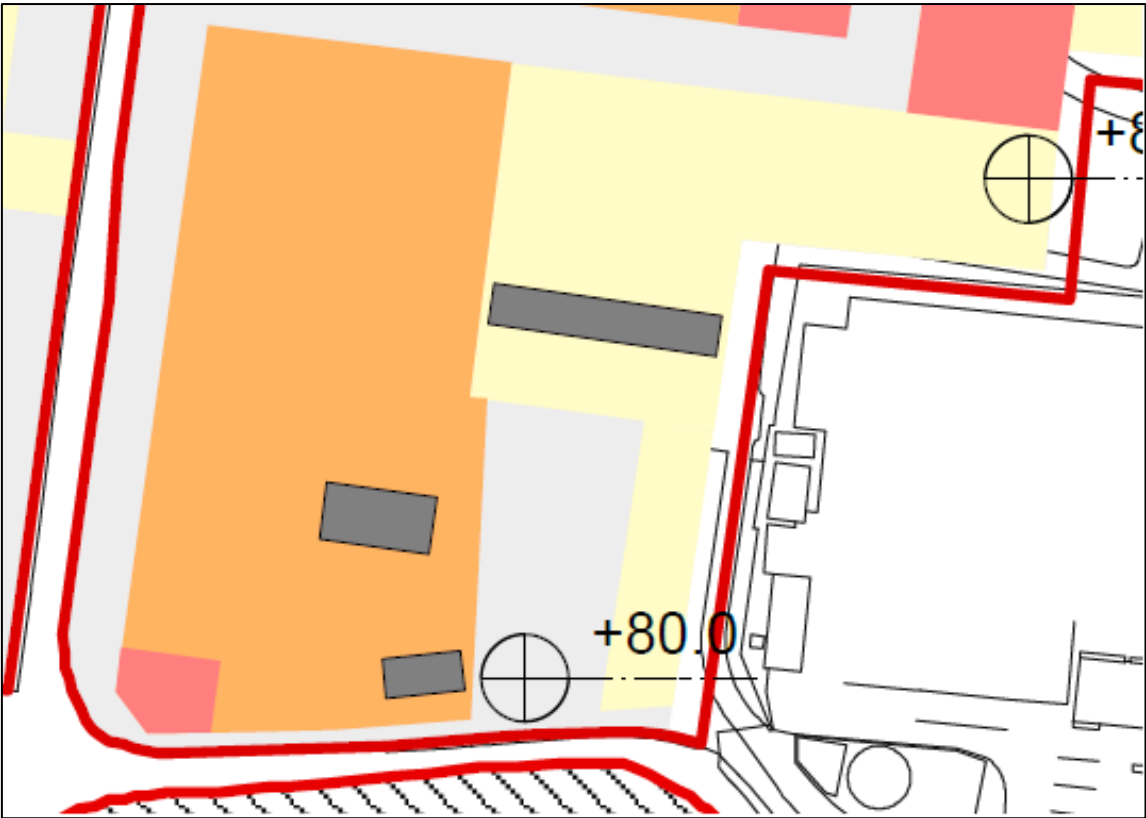


Figure 3: building heights parameter plan



Figure 4: proposed storey heights

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

Design Statement

3.15 This document sets out the context for development, constraints and opportunities, as well as the proposals design evolution, development character, landscaping, access

and movement, and approach to sustainability. The document sets out how the proposal conforms to the principal aims of the DSD and justifies any variation to the proposed principles.

Heritage Letter

- 3.16 As this phase of the development sits within proximity to retained Heritage assets, a supporting note from RPS Heritage has been provided, setting out the history of the wider site, the significance of the identified heritage assets and concluding that the proposals do not give rise to heritage harm.

Arboricultural Report

- 3.17 The supporting arboricultural impact assessment states that existing trees are of low quality (category c) and identifies that 7 trees are proposed to be removed to facilitate the development. Tree protection plans are submitted for the tree to be retained that is outside of, but adjacent to the site. The landscaping scheme shows that 28 new trees will be provided within the scheme.

Bat Mitigation Strategy

- 3.18 This report prepared by CSA Environmental (October 2020) utilises survey work undertaken in 2014, 2015 and 2018 and presented within the Environmental Statement (CSA/2172/09), Bat Survey Report (CSA/2172/04), Phase 2c – Burgoyne Barracks: Bat Survey Report (CSA/2172/22) and Ecological Impact Assessment (EclA) (CSA/2172/30), and are summarised within the report, with a desktop study also carried out utilising biological records from Kent and Medway Biodiversity Record Centre (KMBRC) in 2015 for within 1km of the Site. The report found that no evidence of bats were identified within any of the buildings, although potential access points and roosting features were identified. One tree was assessed to have low potential to support roosting bats. The report concludes that all roosts identified within the on-site buildings are of low conservation significance, either supporting individual or small numbers of relatively common species of bat. Precautionary working practices, mitigation and compensation measures are proposed to minimise potential impacts to bat foraging resources and flight lines at the site. These include new roost creation, tree replanting and a lighting strategy for construction and operational phases. The report concludes that that there will be no significant impact to the favourable conservation status of local bat populations resulting from these proposals.

4. RELEVANT PLANNING HISTORY

- 4.1 The main relevant planning approvals for the main site are as follows:

Y14/0330/SH

- 4.2 Hybrid application for the redevelopment of land at Shorncliffe Garrison. Application for outline permission (with all matters reserved) for demolition of existing buildings (with the exception of the listed buildings, officers' mess within Risborough Barracks and water tower) and erection of up to 906 dwellings including affordable housing, community services and facilities (use Classes A1/A3/B1a/D1 and D2 uses up to 1,998 sqm), new Primary school and nursery (up to 3,500 sqm), combined new pavilion/cadet hut facility (up to 710 sqm) at The Stadium, retained cricket pitches including mini

football pitches, equipped play, associated public open space and toilets, together with, associated accesses/roads, parking, associated services, infrastructure, landscaping, attenuation features and earthworks. Full application comprising demolition of existing buildings and erection of 294 dwellings including affordable housing, open space, improvements to 'The Stadium' sports facilities and new car park, equipped play improvements/works to The Backdoor Training Area, associated accesses/roads, parking, associated services, infrastructure, landscaping, attenuation features and earthworks. Approved

Y16/1266/SH

- 4.3 Reserved matters application for the construction of 127 dwellings, including affordable housing, a doctor's surgery and commercial floorspace, along with associated landscaping, infrastructure and earthworks at Phase 2b, Somerset Barracks, being details pursuant to outline application Y14/0300/SH (details relating to landscaping, layout, scale, access and appearance). Approved.

Y19/0318/FH

- 4.4 Reserved matters application for the erection of 355 dwellings with associated landscaping, infrastructure, earthworks, at phases 2C and 4, Burgoyne Barracks North and Napier Barracks, pursuant to outline planning application Y14/0300/FH. Approved.

Y19/0854/FH

- 4.5 Reserved matters application for the construction of 44 dwellings, together with associated landscaping, together with associated landscaping, infrastructure and earthworks. Phase 2A officers Mess. Approved.

20/0408/FH

- 4.6 Reserved matters application relating to access, appearance, layout, scale and landscaping pursuant to outline permission Y14/0300/SH for Hybrid application for the redevelopment of land at Shorncliffe Garrison; and details pursuant to conditions 17, 18, 24, 26, 29/30, 32/33, 35 (in relation to the Officers Mess building only). Approved.

This application was for the conversion of the Officers Mess application into 24 apartments.

5. CONSULTATION RESPONSES

- 5.1 The consultation responses are summarised below.

Consultees

The site is wholly within the administrative boundaries of Sandgate Parish Council.

Sandgate Parish Council: Object

1. Strongly support the objections made by Shorncliffe Trust regarding this development.
2. Emphasise that by not considering the subsequent development of the next plot we cannot be clear how it impacts the setting and curtilage of the heritage assets which

must be protected (unlike the Sir John Moore Library whose setting has been seriously detrimentally impacted by the siting of new builds).

Hythe Town Council: Note the application and would like to request briefing notes on the item moving forward.

KCC Highways and Transportation: No objection, subject to conditions

KCC Ecology: No objection

No further ecology surveys are required as part of this application.

Bats - We recommend that additional bat tubes are incorporated into the building.

Badgers and breeding birds - We are satisfied with the proposed precautionary mitigation detailed within the report. However further bird nesting opportunities could be incorporated into the dwellings and site.

KCC Flood and Water Management: No objection

Environment Agency: No comment

Southern Water: No objections

Contamination Consultant: No objection

Arboricultural Manager: No objection

Shorncliffe Trust: Object

Comments available in full on planning file – summarised below.

- Section 2C forms an important link from application Y19/0318/FH for 355 units and a future application for the historic or southern quarter of the redevelopment of Burgoyne Barracks;
- Insufficient detail and comfort that the setting and relationship to the Scheduled Ancient Monument of the Redoubt, will not be harmed;
- 20/1947/FH does not discount to our satisfaction, the potential harm to the setting of the heritage assets' based on the current configuration of the proposed housing contrary to the NPPF, emerging FHDC Heritage Strategy & FHDC Places and Policies Local Plan HE1; we raise objection to and have concern about due process for the application in its current form;
- The proposal directly abuts the historic quarter and properties overlooking listed buildings are 3 storeys high creating an overbearing element to the treatment of the historic buildings in the next phase and potentially harming the relationship between them and the Redoubt;

- The proposal encroaches on buildings attached to the Listed Racquets Court – these are referred to as modern yet were added in 1901;
- The curtilage buildings inform about the evolution of the Garrison and together form a set of original structures which will aid the eventual re-use of the Racquet Court;
- This applies to the set of four experimental barrack blocks – demolition of buildings within a listed building curtilage without seeking advice from Built Heritage/Conservation advisor;
- Consultation on the application – only one neighbour was consulted;
- Will KCC Archaeology comments on the outline stages – will comment be made available to decision makers?
- Hythe Town Council requested briefing notes;
- FHDC Built Heritage / Conservation Officer advice should have been sought; before any further work is carried out for demolition of Racquets Court and Barrack Block buildings;
- Developer has not found end users for retained building at Somerset Barracks;
- Site layout does not resemble the illustrative sketch within the DSD - indicative layout should have been included;
- Heritage Statement does not convincingly deal with the question of ‘setting’;
- Minor amendments do not address concerns;
- This site should form part of a wider application for the whole southern (historic) quarter.

Local Residents Comments

5.2 One neighbour directly consulted. Four letters of objection, to the application.

5.3 I have read all of the letters received. The key issues are summarised below:

Objections

- Historic England Guidance Notes 3 and 10 should be reviewed;
- Setting and significance of the retained buildings will be lost;
- The military heritage of the site is being watered down;
- An indicative layout for the remainder of the site is required;28
- Proposal fails to appreciate the significance of the Redoubt
- The Shorncliffe Trust has an alternative scheme [**CPO Comment:** This is not a material planning consideration]
- Are the structures being lost curtilage listed?
[**CPO Comment:** The buildings approved to be demolished are not curtilage listed]

5.4 Ward Member
Cllr Tim Prater

Please accept this as my request to “call-in” to Development Control Committee (as District Councillor for Sandgate and West Folkestone, in which Burgoyne Barracks

sits) application 20/1947/FH, primarily on the basis of the harm to the setting of the nearby heritage assets' of the configuration of the proposed housing contrary to the NPPF, emerging FHDC Heritage Strategy & FHDC Places & Policies Local Plan HE1.

5.5 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 Places and Policies Local Plan 2020 and the Core Strategy Local Plan 2013.

6.2 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 and has been subject to an Examination in Public in January 2021. As such its policies should be afforded weight where there are not significant unresolved objections.

6.3 The relevant development plan policies are as follows:-

Places and Policies Local Plan 2020

Policy HB1 - Quality Places Through Design

Policy HB3 - Internal and External Space Standards

Policy C1 - Creating A Sense of Place

Policy C3 - Provision of Open Space

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Sustainable Drainage Systems (SuDS)

Policy T1 - Street Hierarchy and Site Layout

Policy T2 - Parking Standards

Policy T5 - Cycle Parking

Policy NE2 - Biodiversity

Policy NE7 - Contaminated Land

Policy HE1 - Heritage Assets

Core Strategy Local Plan (2013)

Policy DSD - Delivering Sustainable Development

Policy SS1 - District Spatial Strategy

Policy SS2 - Housing and the Economy Growth Strategy

Policy SS3 - Place-Shaping and Sustainable Settlements Strategy

Policy CSD1 - Balanced Neighbourhoods for Shepway

Policy CSD2 - District Residential Needs

Policy CSD5 - Water and Coastal Environmental Management in Shepway

Policy SS7 - Spatial Strategy for Shorncliffe Garrison, Folkestone

Core Strategy Review Submission draft (2019)

Policy SS1 - District Spatial Strategy

Policy SS2 - Housing and the Economy Growth Strategy

Policy SS3 - Place-Shaping and Sustainable Settlements Strategy

Policy SS11 - Spatial Strategy for Shorncliffe Garrison, Folkestone

Policy CSD1 - Balanced Neighbourhoods

Policy CSD2 - District Residential Needs

Policy CSD5 - Water and Coastal Environmental Management in Shepway

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

Supplementary Planning Guidance/Documents

Affordable Housing SPPD

Government Advice

National Planning Policy Framework (NPPF) 2019

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.

Paragraph 59 - Boosting the supply of homes

Paragraph 117 - Making effective use of land

Paragraph 122 - Achieving appropriate densities

Paragraph 127 - Achieving well-designed spaces

Paragraph 170 - Conserving and enhancing the environment

Paragraph 175 - Habitats and biodiversity

Paragraph 178 - Ground conditions and pollution

Paragraph 189 - Proposals affecting heritage assets

Paragraph 193 – Considering potential impacts

National Planning Policy Guidance (NPPG)

Design: process and tools
Climate Change
Flood Risk and Coastal Change
Natural Environment

National Design Guide October 2019

7. APPRAISAL

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

- a) Principle of development
- b) Design/layout/visual amenity
- c) Residential amenity
- d) Parking and access
- e) Ecology and biodiversity
- f) Flood risk and drainage
- g) Heritage
- h) Other matters

a) Principle of development

7.2 As the application is a reserved matters application, the principle of the development is not for consideration, as it has already been established and granted planning permission at the outline stage.

7.3 However, the DSD sets out the development framework for the entire Shorncliffe Garrison site, and is informed by the parameter plans approved under the outline consent. The parameters provide a series of design rules with regard to development extent, use and height.

7.4 The Southern Area (Napier, Burgoyne and Nursery Gardens) is referred to as Character Area C in the DSD, which is further sub-divided to recognise the sub-character areas within this large site. Burgoyne incorporates the sub-character areas C3: Streets and Mews, C4: Burgoyne Square, C5: Redoubt Square and C6: The Spine Road South. Burgoyne Square, Streets and Mews and The Spine Road South were addressed as part of the reserved matters application Y19/0318/FH.

- 7.5 The application site is comprised of part of the Redoubt Square area and partially of buildings that line The Spine Road South. The DSD requires the Spine Road south to create a formal avenue with consistent building line and regular rhythm and spacing of buildings, with a mix of housing types, with the square to the north of the application site (outside of the site area) identified as important as it terminates the view and marks the end of the north-south Spine Road arrangement and signals a change in direction. The success of the Spine Road will depend upon consistent boundary lines, boundary treatments and consistent building lines.
- 7.6 The main area of Redoubt Square (to the south west but outside of the application site) sits to the east of the retained Racquets Court and Water Tower and the DSD sets out that the location, orientation and layout of new buildings will need to carefully relate to the retained buildings to create a defined and enclosed square, with a carefully planned arrangement of existing and new buildings along the western edge, with sympathetic new buildings to the north of the Racquets Court that should not undermine its presence. New development in this area should therefore be a maximum of two storeys, with the remainder of the parcel comprised of simple and ordered development blocks that create strong and consistent frontage alignments and informal street scape. The success of the development in meeting this aim is discussed in section g) Heritage, below.
- 7.7 The proposals provide a mix of housing including flats, semi-detached and detached housing. The streets and housing are proposed to be laid out on the consistent north south dominant grid, with the proposed development utilising the Spine Road as a focus for the development and providing a formal avenue with a consistent building line and spacing of dwellings, which creates a coherent enclosure of the square, a clear termination of the north-south road and a consistent public realm treatment. The greater three storey height of the flat block is considered to enhance this aim and is considered acceptable in this regard.
- 7.8 Further, the layout of the buildings serves to create a strong and simple edge to the frontage of the block so as to provide an appropriate setting for the listed buildings and also for the frontage onto West Road. As such, even with the small variation to the height parameter, the overall approach taken is considered to accord with the requirements of the DSD.

b) Design/layout/visual amenity

- 7.9 Policy HB1 of the emerging PPLP requires, amongst other criteria, for development to make a positive contribution to its location and surroundings whilst also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density materiality and mix of uses so as to ensure all proposals create places of character.
- 7.10 The layout of the application site has been informed by the grid like appearance of the wider barracks site as required by the DSD. The buildings along the northern boundary continue the formal avenue, consistent building line and regular rhythm and spacing of buildings that frame the central Spine Road that turns west to link up with West Road, with the three-storey flat block successfully as framing the emerging Southern Feature Square. Further, the vehicle connection from West Road to the west reflects the aspirations in the DSD, providing a local residential access road of a lower hierarchy to serve the site and enhance accessibility generally in the south of the development, which also provides for better connections to the retained listed buildings within the

remaining Redoubt Square site to aid their successful integration and use within future proposals.

- 7.11 The residential access road would have trees running along one side for its length, with grass verges helping to define and soften the avenue and dwelling frontages would also be planted with ornamental shrubs. Parking would be mostly off street with some provision for on street vehicle parking that would be flanked by the street tree planting. A 'green edge', in accordance with the DSD, would face onto West Road as can be seen below in figure 5.



Figure 5: soft landscape proposal

- 7.12 Overall, the layout of the site responds to the existing block forms of the wider site area and follows the patterns envisaged in the masterplan contained within the Environmental Statement of the outline permission, with the proposed landscaping considered effective and appropriate in respect of the street hierarchy.
- 7.13 Building heights for this part of the development are in general accordance with the approved parameters, providing variation in scale across the development as intended. As identified previously, there are some instances, particularly Spine Road, where heights have been increased to ensure legibility. Here, three storey development has been accommodated at the north eastern boundary of the site but are considered necessary in order to provide definition to the southern boundary of the square to terminate the view, signal a change in direction. Further, the structure would share the characteristics of the other structures facing onto this area, as approved in separate applications. Consequently, there are no objections to these elements and minor deviation from the DSD. An illustrative image looking south from outside the application site can be seen below in figure 6.



Figure 6: Illustrative image looking south

- 7.14 There would be a variety of different housing designs providing 2, 3 and 4 bedrooms with building heights of 2, 2.5 and 3 storeys. It is considered that this provides a suitable mix of development to satisfy local housing demand and there are therefore no objections on these grounds.
- 7.15 The layout is considered to result in safe and well overlooked streets and spaces, with site access points, car parking areas and streets overlooked and fronted by development. It is considered that there is a clear demarcation of boundaries across the site established and defined by a combination of built form and landscape treatment.
- 7.16 The dwellings have been laid out to provide back to back separation distances of 20m to ensure adequate rear privacy is achieved. Where side elevations are presented to the backs of housing there would be no first floor habitable rooms within the side elevations in order to avoid potential overlooking and ensure privacy is maintained.
- 7.17 In respect of appearance, the architectural components remain consistent with the development to the north that covers Napier and Burgoyne North, and external materials would include buff brick, darker feature brick, grey roof tiles and projecting feature brick that would accord with the adjacent Burgoyne north development. An illustrative view of the green edge facing westward can be seen in figure 7



Figure 7: illustrative view of green edge facing West Road.

- 7.18 It is considered that the design and layout of the development acknowledges and respects the historic military layout of the site whilst utilising contemporary design and materials in order to create a distinct place of visual interest,
- 7.19 Access to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access is considered acceptable, contributing to a legible and easily navigable street layout that would encourage walking and cycling. Combined with the comprehensive scheme of landscaping it is considered that the development would also be pleasant to move through. Overall it is considered that the development has been designed to a high standard and is consistent with the policy requirements of Core Strategy policy SS7 and its emerging replacement SS11 and that it would make a positive contribution to its location in accordance with policy HB1 of the Places and Policy Local Plan.

c) Residential amenity

- 7.20 Policy HB1 of the Places and Policies Local Plan (PPLP) states that development should not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook. There are no existing neighbouring properties that would be adversely affected by the proposed development and the recently approved scheme to the north is considered likely to be unaffected by the proposal also.
- 7.21 Policy HB3 of the PPLP requires adherence to the nationally described technical housing space standard for internal living space and the provision of private garden space for the exclusive use of an individual dwelling of at least 10m in depth and the width of the dwelling.
- 7.22 All units barring two x two-bed homes are National Space Standards compliant, with the 2x bed homes falling just below the standards at 64sqm GIA, when the national space standard requires 70sqm. In this regard, it is considered that the shortfall is not significant enough to justify and defend a refusal in terms of the spatial standards, with shortfalls of up to 6sqm also permitted on other phases of the Shorncliffe development.

- 7.23 In relation to external amenity area, eight of the houses would be provided with a garden of 10.6m to 11 m in depth as required by policy HB3 and where shortfalls exist, eleven of the houses would still achieve depths between 9.4m and 9.8m, with the remaining two houses having a garden depth of 8.5m. These dwellings are located at the south eastern edge of the development and are confined by the need for off-street car parking and stronger boundary walling to create a higher quality street scene. All flats have been provided with balconies in pursuit of PPLP policy HB3.
- 7.24 In accordance with the DSD, the landscaped footpath to the western edge of the development will provide access to the Burgoyne Square area to the north and the natural play hub and trim trail within this, Consequently, they would have ready access to the two areas of public open space a short distance to the north within the Burgoyne South development, which together with the principles of place-making and cohesive development, is considered to outweigh the minor deviation from the adopted standards and, on balance, it is considered that the provision of private garden space and amenity space for all dwellings would be acceptable.
- 7.25 The layout, orientation and design of the dwellings would ensure adequate space exists between the dwellings such that there are no concerns raised about any significant overshadowing. The window arrangements and back to back separation distances would also ensure that the potential for overlooking or mutual overlooking would not be significant, ensuring privacy for future residents. Overall, it is considered that the design and layout of the dwellings is such that each future occupier would be provided with appropriate levels of residential amenity in accordance with Places and Policies Local Plan policies HB1 and HB3 and paragraph 127 of the NPPF.

d) Parking and access

- 7.26 The parking strategy plan identifies the parking arrangements across the site:

Type of parking space	Numbers
Allocated space	51
Allocated car ports	4
Visitor and unallocated spaces	15
Total	69
Garages	15 (not included in above total)

This gives an average of 2.2 spaces per dwelling across this phase.

- 7.27 KCC's Interim Guidance Note (IGN3): Residential parking for suburban residential locations, requires 1 space per dwelling for one and two bedroom houses/flats, 1.5 spaces for three bedroom properties and 2 spaces for four bedroom properties together with additional visitor parking at the rate of 0.2 spaces per unit, or 0.5 spaces where tandem parking is utilised.
- 7.28 For the 13 two bedroom properties this equates to 13 spaces, for the 9 three bedroom properties this equates to 13.5 spaces and for the 9 four bedroom properties this equates to 18 spaces to give a total residents requirement of 44.5 spaces, with 55 allocated spaces across the development. Visitor parking at the rate of 0.2 spaces per unit equates to 2.2 spaces for the 11 properties that do not utilise tandem parking, whilst the 20 that do, generate a need for 10 visitor spaces – a total of 12.2, where 15 are provided. This combines to give a total of 66.7 spaces for this phase, rounded up

to 67, with the proposal providing 69, a surplus of 2 parking spaces. Consequently, the residential parking requirements are satisfied.

- 7.29 KCC Highways and Transportation have raised one concern in that the location of the parking for the dwellings to the south of the raised table section of the spine road (plots 911-922) may result in some residents choosing to park on the road in front of their dwellings rather than use the allocated/designated visitor parking bays which may be 20 or 30m away relative to their front door. As the spine road in this location is a right angle, this would result in large vehicles being unable to make the turn due to obstruction by parked vehicles.
- 7.30 The section of road detailed above is outside of the red line area of this application, but within land under the control of the applicant. To address this it is recommended that a condition is applied to prevent occupation until double yellow line parking restrictions on the south side of the access road for the adoptable highway fronting plots 911 to 922 have been installed. The applicant and Council's parking manager have agreed to this.
- 7.31 Cycle parking is to be provided to all units through the provision of garages and/or garden sheds with communal cycle parking available for the apartments.
- 7.32 Refuse storage is to be located within residents back gardens or communal refuse areas with bins located within acceptable carry distance to roadside collection points. Gate entrances would be provided to back gardens, or where this is not possible, access will be available through the garages. Submitted plans show that a refuse vehicle can access the development.
- 7.33 The overall level of parking provision is consistent with the requirements of policy T2 and T5 of the PPLP and KCC's Interim Guidance Note (IGN3): Residential parking. The DSD requires that parking provision on site is in accordance with the suburban area parking standards and that garage parking is not counted towards the overall level of provision. As such the parking provision would meet the requirements of the DSD and be policy compliant.

e) Ecology and biodiversity

- 7.34 Condition 16 of the outline planning permission requires that each application for the approval of reserved matters for any phase or sub-phase of the development shall be accompanied by a detailed and up to date survey information of the protected species identified in the approved Environmental Statement as relevant to that phase or sub phase, together with a mitigation strategy where relevant. The detailed design of each phase or sub-phase of the development shall reflect the findings of the survey work and mitigation strategy. The mitigation measures shall be carried out as approved by the Local Planning Authority to an agreed timetable.
- 7.35 Ecological Impact Assessment; CSA; October 2020 has been submitted to support the application. It was informed by the original survey work completed in 2013-16, which was updated in 2018 where required, including a Phase 1 habitat survey, and bat survey work, with a further update site walkover undertaken in September 2020.
- 7.36 The habitats within Phase 2C Burgoyne Barracks (North) were found to have not changed significantly since the initial surveys were undertaken. In relation to bats, the

ecological survey work carried out in 2018 confirmed the presence of roosting pipistrelles in one building and potentially in another.

- 7.37 KCC Ecological Advice Service have reviewed the submission and consider it unlikely that the conditions of the buildings would have declined in the last three years to create further opportunities for roosting bats and accept that the survey conclusions are sufficient to determine the planning application.
- 7.38 As part of the bat mitigation and enhancement four bat boxes and two integrated bat tubes were initially proposed to be incorporated into the site. However, following discussion, it is recommended that additional bat tubes are incorporated into the building, which the applicant has agreed to. These can be secured by condition.
- 7.39 Survey work has also confirmed the presence of nesting birds and badger activity. The proposed precautionary mitigation detailed within the report is considered satisfactory, but as with the bats, further bird nesting opportunities could be incorporated into the dwellings and site over and above what was agreed as part of the original planning application, which the applicant has also agreed to. These can also be secured by condition.
- 7.40 Policy NE2 of the Place and Policies Local Plan requires that all new development will be required to conserve and enhance the natural environment and it is considered that the ecological elements of the scheme would satisfy the policy requirements and that the provision of wildlife boxes and a comprehensive landscaping scheme would provide ecological enhancements to the site.
- 7.41 The Arboricultural Impact Assessment by Keen Consultants (October 2020) states that the existing trees, which are loosely grouped toward the north of the application site toward West Road, are of low quality (category c) and identifies that these seven trees are proposed to be removed to facilitate the development. However, the landscaping proposals include details for planting of 25 trees, alongside other landscaping, that would contribute to a net increase in tree cover across the site, with a strong 'green edge' to West Road and trees along the proposed residential access road. A comprehensive scheme for the provision of shrubs along each street frontage has also been provided. The net result would be to continue the character of development that flows from the sites to the north, which would also ensure an attractive development offering future visual amenity for residents and provide ecological enhancement and opportunities for new habitat creation.
- 7.42 A single tree is identified on the southern boundary outside of, but adjacent to, the application site. As it is outside of the application site, it cannot be removed by the applicant. However, tree protection plans have been submitted to ensure that it would not be harmed during construction, should permission be granted.
- 7.43 The Council's Arboricultural Manager has no objections to the loss of the trees identified in the report and to the tree protection measures for retained trees that are proposed. There are therefore no objections on these grounds.
- 7.44 To compensate for the loss of trees officers have/the applicant proposed X trees within the development.

7.45 I am therefore satisfied that the loss of the trees is acceptable and would not harm the biodiversity of the area???

f) Flood risk and drainage

7.46 The site is shown in the Environment Agency mapping to lie in Flood Zone 1 (low risk). Flood Zone 1 is the area described as having a less than 0.1% annual probability of fluvial or tidal flooding. All land uses are appropriate in this flood zone. The site is not at risk from off-site surface water.

7.47 Across the Shorncliffe Barracks development site, it is proposed to provide new surface water and foul water drainage to be offered to Southern Water for adoption.

7.48 Conditions 32 to 35 of the outline consent requires detail of surface water drainage schemes, the maintenance of the same and detail of sewage disposal to be submitted, prior to the commencement of development on any phase or sub-phase.

7.49 An indicative drainage scheme has been submitted which provides for a network of foul and surface water sewers across the development. Use would also be made of cellular surface water attenuation tanks to provide storage during periods of heavier rainfall in order to control runoff. The submitted drainage information indicates that surface water discharge rates would not exceed 4.8 litres per second.

7.50 KCC, as the Lead Local Flood Authority and Southern Water have no objections to the development. The Environment Agency have declined to comment on this reserved matters submission and their comments refer to any conditions, informative or advice given in respect t of the outline planning application. It is noted that for the reserved matters scheme on Napier and Burgoyne North (Y19/0318/FH) they were content to note that both surface and foul water will discharge to mains sewer, with no discharge to ground proposed, as is the case here. Consequently, there are no objections to the proposal on these grounds.

g) Heritage

7.51 Burgoyne Barracks lie immediately to the south of Napier Barracks, with the western boundary of the barracks demarcated by West Road. This area provided mainly barracks, offices and stores for a diverse range of military units plus the Garrison Sergeant's Mess. In the southern Redoubt Square character area, there are two Grade II Listed buildings; a concrete barrack block and a Racquets Court, which has been the subject of several unsympathetic extensions. Whilst not listed, there is an existing Water Tower further to the south that provides an important landmark feature within the locality. Beyond this, to the south of West Road, is the Scheduled Monument of The Redoubt.

7.52 The relationship between the development of Burgoyne Barracks and the Redoubt, a Scheduled Monument, at the southern gateway point of Redoubt Square together with the integration of key listed and unlisted buildings – the Racquets Court, Victorian water tower and Concrete barrack block are fundamental components to the success of the overall development. Therefore the location, orientation and layout of new buildings needs to carefully relate to the retained buildings to create a defined and enclosed square, with connectivity and views through to the Redoubt itself. The DSD makes it clear that the listed buildings need to dominate architecturally, with new buildings providing an appropriate setting to these buildings.

7.53 Three of the four barrack buildings are to be demolished under the outline approval (Y14/0300/SH) and have been recorded, with the remaining one a Grade II listed structure. The modern extensions to the Grade II Listed Raquets Court will be removed with the principle of removing these also established at the outline stage, so as to better reveal and improve the appearance of this heritage asset. It must be made clear to Members that this phase excludes the listed and retained buildings whilst potential options for their use continue to be explored. However, their proximity means it is appropriate to consider the impact of this phase on the setting of the heritage assets.

7.54 The proposals exclude the retained heritage assets, which are separated from the development area by new connecting roads, as proposed within this application with the layout following the established design principles as set out in the DSD. Paragraph 190 of the National Planning Policy Framework states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

7.55 Beginning with the Racquets Court, the listing identifies the reasons for its listing as:

- **Architectural interest:** prominently sited racquet court, with a carefully articulated facade, complete with a clock and bellcote; unusual light-weight roof structure, likely to be an experimental structure built by the Royal Engineers;
- **Degree of survival:** little-altered elevations, plan and roof structure conforming to an 1858 template; the interior includes an unusually heavy door to the court and its fittings, and stairs to an upper gallery;
- **Rarity:** one of very few little-altered military racquet courts at a barracks;
- **Historic interest:** evidence of the role played by sport as means of improving discipline and well-being among officers, in this case at the Royal Engineers' barracks; Shorncliffe Camp was a military site laid out on an unprecedented scale and of major importance from the early C19.

7.56 For the Barracks block, the listing identifies the reasons for listing as:

- **Unique use of materials:** one of four mass concrete barrack blocks, the only known use nationally of mass concrete in barrack blocks of this type, probably built as an experimental exercise in the use of the material by the RE on their own barracks;
- **Date:** the earliest military use of mass concrete in a superstructure;
- **Architectural interest:** built of mass concrete, it echoes its brick and stone barrack block equivalents in form and architectural detail;
- **Plan:** single-storey block, accommodating two units each of 24 men and an NCO, implementing recommendations set out in the Cardwell reforms;
- **Intactness:** of the four blocks, Block 1 retains most of its original fenestration and its internal plan;
- **Historic interest:** built to replace hutted accommodation at the Barracks which was developed to meet the specific needs of the Royal Engineers. Shorncliffe Camp was a military site laid out on an unprecedented scale and of major importance from the early C19.

- 7.57 For the Water Tower, this is a non-designated heritage asset and demonstrates a degree of historic interest having been built during the major phase of expansion and reform at the Garrison in the late nineteenth century. It is constructed of more permanent materials and is attractively detailed, lending a modest degree of architectural interest. The proposals do not fall within the immediate setting of the water tower and will have no impact on its significance.
- 7.58 The Redoubt is a Scheduled Monument, a heritage asset of the highest significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In this respect, the current proposals are set well back from the Scheduled Monument and as presented, will have no impact upon its setting. Subsequent applications for the remainder of the Redoubt Square parcel of land, will bring development much closer and will have an important role to play in the setting of this heritage asset, as well as providing a high quality gateway to the area, in line with the principles of the DSD.
- 7.59 The proposed site layout for Burgoyne South has been developed to deliver a proposal which complies with the principles of the existing hybrid planning permission. The DSD identifies that the location, orientation and layout of new buildings will need to create a defined and enclosed square, of simple and ordered development blocks that create strong and consistent frontage alignments and informal street scape, with the listed buildings being allowed to dominate architecturally and new buildings of a consistent architectural style and materials. The new development should not undermine the presence of the Racquets building and new development is suggested to be a maximum of two storeys.
- 7.60 It is considered that the proposal layout and form has met the criteria of the DSD, in creating a continuous, ordered development of consistent architectural style and materials, whilst minimising and avoiding detrimental changes to the setting by maintaining sufficient space and function around each of the assets so they can be fully appreciated and understood. The scale of the proposed new residential buildings is considered proportionate to that of the heritage assets, and will not detract from their setting or appearance and the greater storey height of the properties to the north of the Racquets building, as they are on the opposite side of the residential access road, do not detract from the principles established under the hybrid planning permission.
- 7.61 The guidance within paragraph 193 of the National Planning Policy Framework is noted: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 7.62 It is therefore considered that the proposed development would not lead to harm of the setting or significance of the non-designated heritage asset, the listed buildings or Scheduled Monument.

h) Other matters

- 7.63 This application is a reserved matters application and does not include any information relevant to land contamination, which was dealt with at outline application stage.

Consequently, land contamination for this parcel of the site is dealt with by conditions 29-31 of the outline permission Y14/0300/SH and will be addressed in due course.

Environmental Impact Assessment

7.64 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

7.65 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

7.66 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.

Public Sector Equality Duty

7.67 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:

- 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.

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

Working with the applicant

7.68 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.

8. CONCLUSION

- 8.1 It is considered the proposal is in general accordance with the DSD and would reflect the military heritage of the wider Garrison site, dovetail with the adjacent development to the north and providing a contemporary, yet sympathetic design. There has been a minor increase in building heights, over the parameters of the DSD, with a greater number of 2.5 and 3 storey dwellings but this is considered positive in design terms and the outcomes generated.
- 8.2 The general layout of the development is in accordance with the indicative masterplan of the approved Environmental Statement.
- 8.3 In terms of the internal and external space standards of emerging policy HB3 of the PPLP there is a shortfall of internal space and garden sizes in some instances but these are not considered to adversely affect future resident's amenity or those of neighbouring residents.
- 8.4 The proposal is considered to be of high quality delivering a total of 31 dwellings, making a positive contribution to the districts housing supply. Affordable housing requirements have been met already in other phases of the development.
- 8.5 A comprehensive scheme of landscaping would be provided across the site to provide a sense of place and ensure that the development provides a high quality living environment for future residents, follows the pattern of development established in earlier phases and secures biodiversity enhancements.
- 8.6 Matters relating to ecology and biodiversity are considered able to be satisfactorily addressed, the indicative drainage strategy submitted is considered acceptable and the proposed highway layout and parking provision, subject to conditions, is considered acceptable to serve the development.
- 8.7 The setting and significance of the retained structures, both listed and unlisted, is considered to be unaffected by the proposal, with the deviation from the DSD parameter heights considered acceptable, in this instance.
- 8.8 The development adheres to the requirements of policy SS7 of the Core Strategy 2013, as replicated in policy SS11 of the Core Strategy Review 2019, and the requirements of the DSD and Environmental Statement of the outline planning permission.
- 8.9 As a whole it is considered that the proposed development is in accordance with local and national planning policy.

9. BACKGROUND DOCUMENTS

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

10. RECOMMENDATIONS

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.

Conditions:

1. The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted plans:

Title	Plan/Drawing No.
Site Location Plan (23.09.20)	CB_80_026_200_000
Planning Layout Rev A	CB_80_026_200_001
Land Use Plan Rev A	CB_80_026_200_002
Housing Mix Plan Rev A	CB_80_026_200_003
Building Heights Plan Rev A	CB_80_026_200_005
Parking Strategy Plan Rev A	CB_80_026_200_006
Bin and Cycle Storage Plan Rev A	CB_80_026_200_007
Levels Layout	K2090-CIV-600 Rev P03
Drainage Strategy	K2090-CIV-601 Rev P03
Highway Geometry and Visibility Splays	K2090-CIV-602 Rev P01
Vehicle Tracking Fire Tender	K2090-CIV-603 Rev P01
Vehicle Tracking Refuse Vehicle	K2090-CIV-604 Rev P01
Vehicle Tracking Private Car	K2090-CIV-605 Rev P01
House Types	
House Type Plan Rev A	CB_80_026_200_012
TYPE DR & RA ELEVATIONS	CB_80_026_200_BS_GE_DR+RA_E01 Rev A
TYPE DR & RA ELEVATIONS	CB_80_026_200_BS_GE_DR+RA_E02 Rev A
TYPE DR & RA FLOOR PLANS	CB_80_026_200_BS_GE_DR+RA_P01 Rev A
TYPE DR & RA ELEVATIONS	CB_80_026_200_BS_GE_DR+RA_E03 Rev A
TYPE DR & RA ELEVATIONS	CB_80_026_200_BS_GE_DR+RA_E04 Rev A
TYPE DR & RA FLOOR PLANS	CB_80_026_200_BS_GE_DR+RA_P02 Rev A
TYPE NC40 ELEVATIONS	CB_80_026_200_BS_SP_NC40_E01 Rev A
TYPE NC40 FLOOR PLANS	CB_80_026_200_BS_SP_NC40_P01 Rev A
TYPE PC30 ELEVATIONS	CB_80_026_200_BS_SP_PC30_E01 Rev A
TYPE PC30 ELEVATIONS	CB_80_026_200_BS_SP_PC30_E02 Rev A
TYPE PC30 FLOOR PLANS	CB_80_026_200_BS_SP_PC30_P01 Rev A
TYPE PT36 ELEVATIONS	CB_80_026_200_BS_SP_PT36_E01 Rev A
TYPE PT36 FLOOR PLANS	CB_80_026_200_BS_SP_PT36_P01 Rev A
TYPE PA33 ELEVATIONS	CB_80_026_200_BS_SP_PA33_E01 Rev A
TYPE PA33 FLOOR PLANS	CB_80_026_200_BS_SP_PA33_P01 Rev A
TYPE PA33 ELEVATIONS	CB_80_026_200_BS_SP_PA33_E02 Rev A
TYPE PA33 FLOOR PLANS	CB_80_026_200_BS_SP_PA33_P02 Rev A
TYPE PA34 ELEVATIONS	CB_80_026_200_BS_SP_PA34_E01 Rev A
TYPE PA34 FLOOR PLANS	CB_80_026_200_BS_SP_PA34_P01 Rev A
TYPE PA25 ELEVATIONS	CB_80_026_200_BS_SP_PA25_E01 Rev A
TYPE PA25 FLOOR PLANS	CB_80_026_200_BS_SP_PA25_P01 Rev A
TYPE PT22 ELEVATIONS	CB_80_026_200_BS_SP_PT22_E01 Rev A
TYPE PT22 FLOOR PLANS	CB_80_026_200_BS_SP_PT22_P01 Rev A
TYPE PT22 ELEVATIONS	CB_80_026_200_BS_SP_PT22_E02 Rev A
TYPE PT22 FLOOR PLANS	CB_80_026_200_BS_SP_PT22_P02 Rev A
Flat Types	
BLOCK E ELEVATIONS	CB_80_026_200_BS_SP_E_E01 Rev B

BLOCK E ELEVATIONS	CB_80_026_200_BS_SP_E_E02 Rev B
BLOCK E ELEVATIONS	CB_80_026_200_BS_SP_E_E03 Rev B
BLOCK E ELEVATIONS	CB_80_026_200_BS_SP_E_E04 Rev B
BLOCK E FLOOR PLANS	CB_80_026_200_BS_SP_E_P01 Rev A
BLOCK E FLOOR PLANS	CB_80_026_200_BS_SP_E_P02 Rev A
BLOCK E FLOOR PLANS	CB_80_026_200_BS_SP_E_P03 Rev A

Garage/Cyles

GARAGE ELEVATIONS AND FLOOR PLANS	CB_80_026_200_BS_GARAGE_01
GARAGE ELEVATIONS AND FLOOR PLANS	CB_80_026_200_BS_GARAGE_02
CYCLE STORE ELEVATIONS AND FLOOR PLANS	CB_80_026_200_BS_CYC_01

Landscaping

Soft Landscape Proposals	2172_236_C_
Hard Surfacing Plan Rev A	CB_80_026_200_010

Materials

External Finishes Rev A	CB_80_026_200_008
External Enclosures Plan Rev A	CB_80_026_200_009

CB_80_026_200_BS_GE_SS_01 Rev A
CB_80_026_200_BS_SP_SS_01 Rev B

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

2. Prior to the first occupation of plots 911 to 922, as shown on the approved plans, double yellow line parking restrictions on the south side of the access road for the adoptable highway shall be installed, with written confirmation of their acceptance by KCC Highways & Transportation submitted to the Local Planning Authority for approval.

Reason:

In the interests of highway safety and amenity.

3. Prior to commencement of development above slab level, an updated ecological enhancement plan containing details of the bat tubes and bird nesting opportunities to be incorporated into the site and dwellings shall be submitted to the Local Planning Authority for approval, with such details as approved, implemented in full and thereafter retained.

Reason:

In the interests of safeguarding and enhancing ecology and biodiversity.

Informatives:

1. A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

2. Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Appendix 1 – Site Location Plan