

Q+A Planning
One Mortimer Street
London
W1T 3JA
T : 0203 542 2242

27th April 2020

Planning Department
Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent, CT20 2QY

submitted via Planning Portal

Dear Sir or Madam,

**Folkestone Gateway - Land opposite Action Carpets, Park Farm Road, Folkestone, Kent
Section 96A application to add phasing plan to permission Y18/1043/SH
Planning Portal reference: PP-08677321**

On behalf of Ravensbourne Investments Limited, we hereby submit planning application under Section 96A of the Town & Country Planning Act 1990, as amended, to add a phasing plan to the approved drawings as listed in condition 2 attached to planning permission Y18/1043/FH dated 4th December 2018.

Planning permission Y18/1043/FH is a variation of an earlier permission granted under reference Y18/0066/SH. The description of development of Y18/1043/FH reads:

'VARIATION OF CONDITIONS 2 (DRAWINGS), 11 (BUS STOPS) AND 12 (SHARED FOOTWAY) OF PLANNING PERMISSION Y18/0066/SH FOR THE REDEVELOPMENT OF THE SITE TO PROVIDE A HOTEL (4,979 SQM GIA) (USE CLASS C1), RESTAURANT AND CAFE FLOORSPEACE (847 SQM GIA) (USE CLASS A3) AND TWO 'DRIVE THROUGH' UNITS (TOTAL 451 SQM GIA) TOGETHER WITH A NEW VEHICULAR AND PEDESTRIAN ACCESS FROM PARK FARM ROAD, PARKING, SERVICING AND ALL HARD AND SOFT LANDSCAPING. THE ALTERATIONS ARE TO ENABLE THE RESTAURANTS (A3) TO BE REMOVED FROM THE HOTEL BUILDING AS WELL REVISIONS TO THE FOOTPRINT, EXTERNAL APPEARANCE AND SITING OF THE APPROVED BUILDINGS, AND ALTERATIONS TO THE CAR PARKING, VEHICULAR CIRCULATION, PEDESTRIAN ACCESS AND LANDSCAPING.'

The additional drawing is as follows:

- Proposed Masterplan – Phasing (reference 5339 (00) 110)

The purpose of the additional phasing plan reflects the order in which my client intends to develop the site. The intention is no longer to bring forward to drive through units first and therefore my client does not wish to be liable for the CIL payment that would be due on commencement of these two units.

Accordingly, he wishes for the permission to be expressly dealt with in a phased manner consistent with Regulation 8 (3) of the CIL Regulations 2010, as amended. It will be necessary to discharge the relevant conditions as they apply to phases 1a and 1b prior to commencement of development.

Yours sincerely,



Peter Keenan
Director
For and on behalf of
Q+A Planning Ltd