

Planning Statement

Residential Development

Pilot House Elvington Lane Hawkinge Folkestone

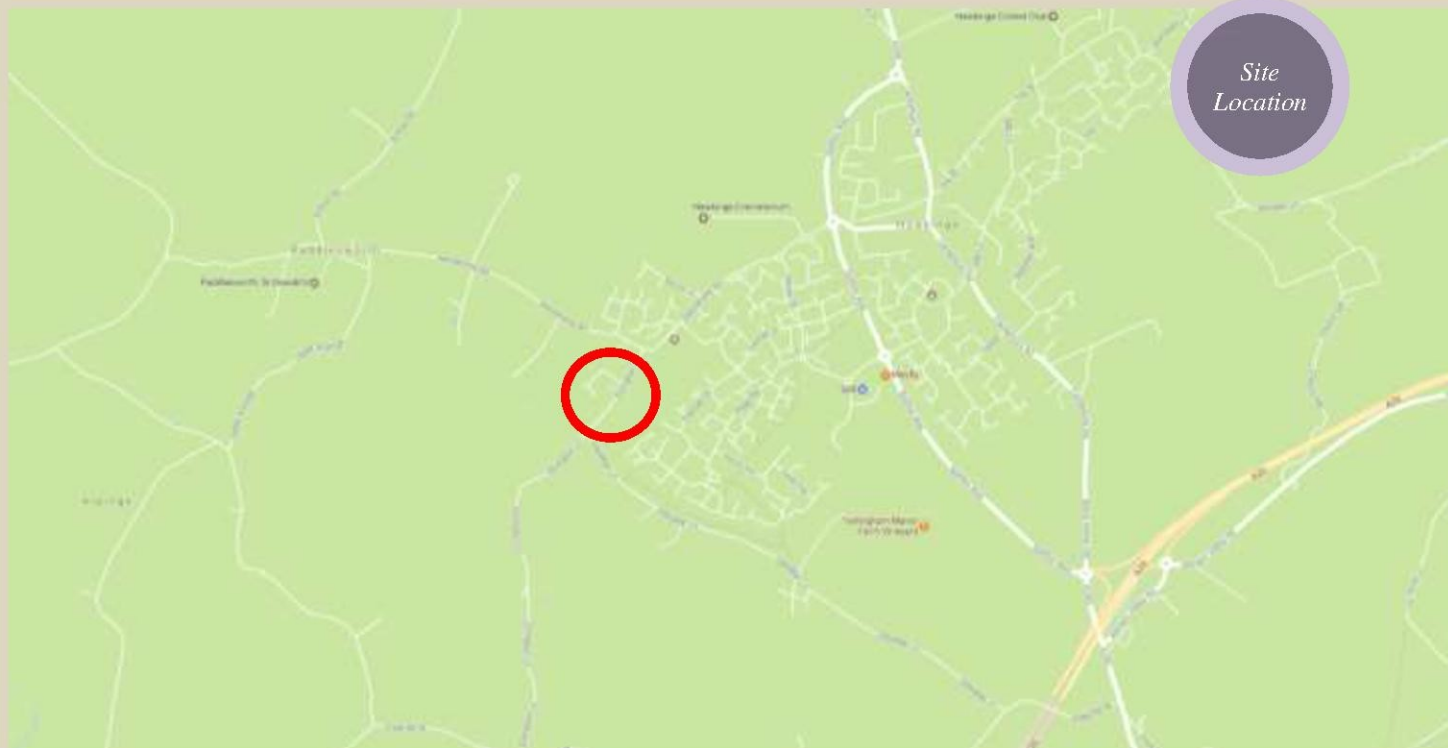
August 2017



1.0 Introduction

This Statement has been prepared for an outline planning application submission for a residential development comprising the demolition of the existing dwelling and the construction of five detached and semi-detached dwellings.

The outline application is for principle only for 5 dwelling



2.0 Hawkinge

Hawkinge is now a town and civil parish in the Shepway District of Kent, England. The original village of Hawkinge is actually just less than a mile (c. 1.3 km) due east of the present village centre the modern, much larger, village of Hawkinge was formed by the merging of Hawkinge and Uphill.



3.0 Site Context & Planning History

The Site is located on Elvington lane it is proposed to demolish the existing dwelling to allow a site for 5 semi and detached dwellings similar to the Angle Heights development north of the site





View showing the site entrance



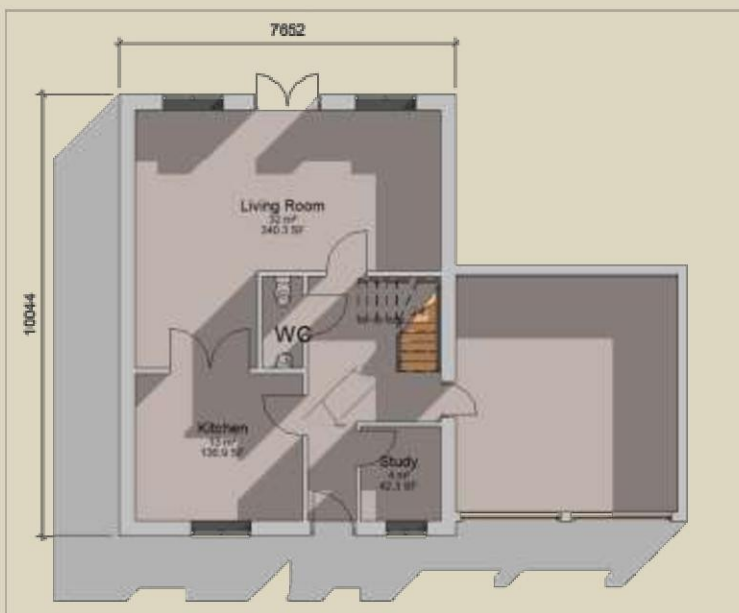
Angel Heights housing development next door

4.0 Architectural Design

This outline planning application submission is for the principle of this development and as such the style of design is yet to be established however it is expected that the proposal will be similar to the surrounding area.



Indicative layout

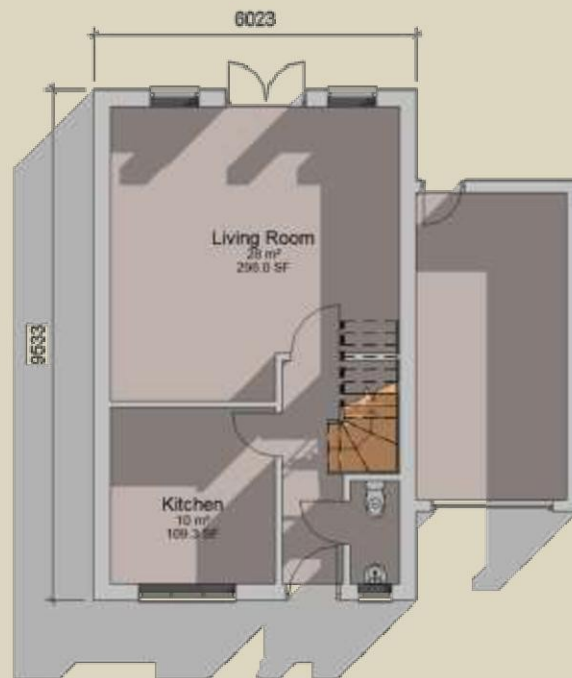


PLOT 1 & 5
4 bed 7 persons

Living Room	32m ²
Kitchen	13m ²
Study	4m ²
Bedroom	9m ²
Bedroom	11m ²
Bedroom	11m ²
Bedroom	13m ²

Total Internal Area 130m²



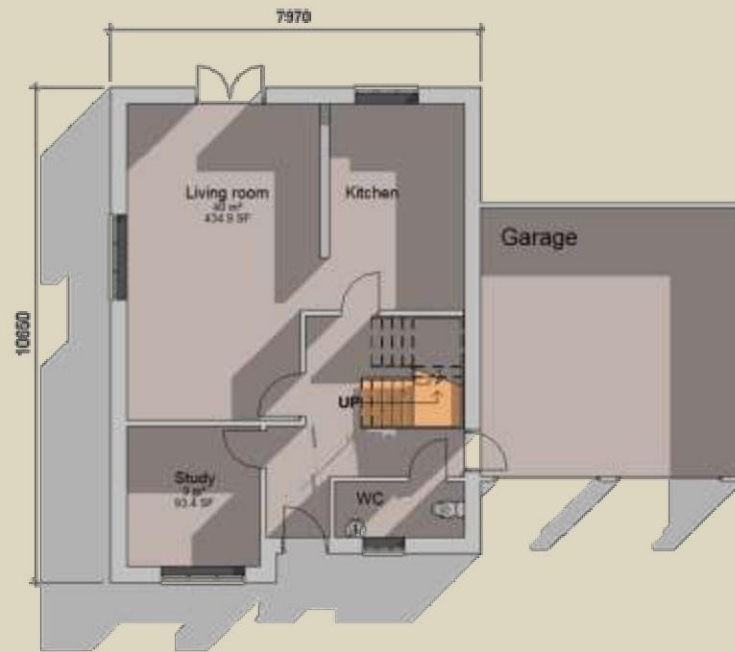


PLOT 2 & 3
3 bed 5 persons

Living Room	28m ²
Kitchen	10m ²
Bedroom	9m ²
Bedroom	16m ²
Bedroom	11m ²
Bedroom	7m ²

Total Internal Area 96m²





PLOT 4
4 bed 7 person

Living Room	40m ²
Kitchen	
Study	9m ²
Bedroom	15m ²
Bedroom	13m ²
Bedroom	12m ²
Bedroom	8m ²

Total Internal Area 138m²



PRE APPLICATION ADVICE

Pre application advice was applied for with the following response.

Re : Y17/0066/PREAPP - 1 Elvington Lane – Erection of 5 houses

I refer to the above enquiry. You have not requested a site meeting as part of your enquiry and as such this advice is given at officer level and without the benefit of a site visit.

Your site is located within the urban boundary of Hawkinge and currently is occupied by a single dwelling, which is to be demolished.

On the LPA constraints map I also note that the site is located within the middle and outer zones of Gas Hazard Consultation Zones and an Area of Archaeological Potential. The EA hazard maps also show the site as being within Groundwater Protection area zone 3.



As part of any planning application we would consult the Gas Network company to take advice if they would object to the proposal due to the location within the hazard zones but this is something that you may wish to do yourself prior to submitting a planning application.

You are proposing to create a new access onto Elvington Lane and will need to comply with KCC Highway requirements in that respect. Unfortunately the LPA is not able to consult with KCC Highways and Transportation outside of a formal planning

application but you can undertake pre-application advice directly with the LHA. Please visit the KCC web page for further information. You also need to provide parking for new housing development in accordance with the Kent Design Guide Review Interim Guidance Note 3. You can view a copy of this on line. Please note garages are not accepted as formal parking spaces under this standard and side-by-side parking is required in favour of in-line parking.

From the aerial photographs it is difficult to understand the impact on trees due to the development or the impact of existing tree screens (if not in the control of the applicant) on the future living conditions of the proposed dwellings.

I am minded that the development is seeking a maximum number of units on the site and as such the gardens are not very generous and are close to boundaries with apparently mature tree screens. The combination of these factors makes me concerned that some of the proposed dwellings would be dark and gardens significantly overshadowed. With any planning application I am minded that you need to supply tree protection plans to show your development is acceptable in relation to trees around the site and also a daylight and sunlight report, in accordance with the British Research Establishment's document 'Site Layout planning for daylight and sunlight : a guide to good practice" but accounting for existing tree screens.

Furthermore the proposed dwellings are to be set closer to the street than those of existing dwellings in this vicinity, including Angel Heights, and this is probably not the right approach. I am minded that any dwellings on this site need to be pulled back from the road frontage.

Being minded of the above I think that all of the above constraints and factors need to be taken more fully into account in designing any residential redevelopment of this site and am not confident that the current proposal shows an acceptable layout.

Please note that these comments are made at officer level only without prejudice to the outcome of a formal planning application.

I leave this advice for your consideration.

Kind regards
Wendy

Wendy Simpson
Senior Planning Officer MRTPI

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Following the pre application advise consultation has been made with Gas Network with the following responses

Sent: Wed, 10 May 2017 15:35

Subject: Proposed Development - 1 Elvington Lane, Hawkinge. CT18 7AF (HP & IP Mains)

Good afternoon Mr Flavell,

Many thanks for your speedy reply.

From your plan showing the site, the proposed development, will not affect the High and Intermediate pressure pipelines mentioned in my earlier email.

I have attached a more detailed drawing showing the 32mm Medium Pressure gas main, that feeds the properties behind number 1, running through the grounds of number 1.

It appears the pipe lies in line with 3 of the proposed new properties and will need to be diverted.

Please contact our Connections department on 0800 912 1700. They can arrange a quote to divert the 32mm MP main and if necessary, a quote to disconnect any gas supply to number 1 before it is demolished.

Should you need any further information please contact me on the number below.

Regards

Brian

Brian Carr

Plant Protection Officer

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WARNING! This area contains Gas Mains operating at High Pressure (in excess of 7 bar) and Intermediate Pressure (between 2 and 7). Before excavating in the area contact the local network



SCALE 1: 2500

USER ID: 0013296

DATE: 10/05/2017

MRSWA RESPONSE:

GRID REFERENCE:

E620454.N139401.TR2039

Some examples of Plant Items:

Valve 1x1

Depth of Cover

Syphon

Diameter Change

Material Change

LP MAINS
MP MAINS
IP MAINS
LHP MAINS

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, appurtenances etc are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in purple. If your proposed works are close to one of these pipes, you should contact the SGN Main Protection Team on 0845073457 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HSE (S147), must be used to verify and establish the actual position of mains, pipes, valves and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all workers whether direct labour or sub-contractors, working for you or of near gas operative. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

INTRANET MAP VERSION 2.1

Kent County Area

This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationery Office Crown Copyright Reserved.



Sent: Thu, 11 May 2017 9:11

Subject: RE: Proposed Development - 1 Elvington Lane, Hawkinge. CT18 7AF (HP & IP Mains)

Good morning Mr. Flavell,

Shepway DC have this designation of Gas Hazard Zone because the existing properties and your proposed development are adjacent to the High and Intermediate Pressure pipelines and also SGN's Pressure Reducing Station located in the compound adjacent to your site.

The existing and proposed properties do not fall within our Proximity to Gas Installations/pipelines guidelines and therefore will not affect your plans

Please contact me if you have any further queries.

Regards

Brian

Brian Carr

Plant Protection Officer

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MASSING

In light of the pre application advice a scheme has been developed to show how the scheme could be developed including the potential massing of the scheme and car parking, which is situated to the front two parking spaces per dwelling with 1 visitor space

The density is similar to schemes around the area and even though the gardens aren't to the same size as the Angels Height development next door they are still large gardens



Neighbouring Angel Heights development



Proposed development

