

Officer Report

Application No.	21/0876/FH/CON
Site Address	North Road, Phase 1D within the Shorncliffe Garrison development, Folkestone
Officer Name	Robert Allan
Proposal	Approval of details pursuant to conditions 8 (details of street lighting), 19 (open space management plan), 28 (timing of final wearing course), 33 (surface water drainage maintenance) and 41 (water efficiency) of planning permission Y14/0300/SH (Hybrid application for the redevelopment of land at Shorncliffe Garrison).

Recommendation

Report Number	RD-429185
Recommended Decision	Recommended to be Approved
Recommendation Date	22 July 2022

Report

This application is for the approval of conditions:

- 8 (details of street lighting)
- 19 (open space management plan)
- 28 (timing of final wearing course)
- 33 (surface water drainage maintenance)
- 41 (water efficiency)

These were associated with hybrid planning application Y14/0300/SH:

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.

This application relates to Phase 1D Northern Training Area, for the construction of 40 dwellings, along with associated landscaping, infrastructure and earthworks (ref. Y17/0248/SH).

Condition 8:

This Condition requires details of any street lighting and footpath lighting to be submitted prior to installation.

The following is proposed for Phase 1D:

- Saxby – Dome LED IP65 25W Cool White, 1m in height.

The submitted drawings (ref. T227(L)-M111 Rev P1 and T227(L)-M112 Rev P1) show that the proposed bollards would be located alongside the internal access roads. Access to properties would not be impeded, with the isolux diagrams showing that sufficient light is provided along the pavements. The lighting would appear not to project beyond the confines of the development.

The height of the bollards is modest at 1m and the design sympathetic to the development as a whole and would ensure the residential amenity of future residents through providing light for safe use of footways, while ensuring the levels of light around the properties do not create disturbance at night.

KCC Highways & Transportation have declined to comment on the lighting as the development is to remain in private ownership and will not be adopted.

Condition 8 – Approved (Phase 1D only) – Saxby – Dome LED IP65 25W Cool White, 1m in height; Lighting layout sheet 1 of 2 - T227(L)-M111 (Rev P1); Lighting layout sheet 2 of 2 - T227(L)-M112 (Rev P1)

Condition 19:

This Condition requires a management plan to be submitted prior to occupation setting out how the areas of public space will be managed for 1D alongside a timetable for the implementation of the open space works.

The Estate Layout Plan illustrates which hard landscaping and soft landscaping areas within Phase 1D would be managed by the Management Company. These include the access roads into the phase (“Neptune Drive” and “Skye Close”), visitor parking spaces and the pedestrian pathway running north-south through the phase, which forms part of the Public Right of Way. The soft landscaping areas comprise the landscaping alongside the pedestrian route and a small area of landscaping around the parking at Skye Close and within Neptune Drive. All private gardens and allocated parking spaces would be privately maintainable and managed by the occupiers. The submitted Management Plan sets out the management tasks required for each element of the landscaping, including the number of visits per year and time of year works will be undertaken.

Condition 19 – Approved (Phase 1D only) – Estate layout plan - 06234-21102-EL01-REV R; Shorncliffe Heights 2021 Landscape Management Plan Phase 1d – Updated

Condition 28:

Condition 28 requires agreement with the Local Planning Authority as to when the final wearing course of the highway shall be applied to the phase. The build out of Phase 1D is being carried out in 3 Phases in relation to the completion of the footpaths and roads as follows:

- Phase 1: Cheriton Court Road footpath and driveways to plots 295-308 (estimated end of January 2021);

- Phase 2: Private Road into Phase 1D up to and including plots 309-313 (estimated end of June 2021); and
- Phase 3: Remainder of the private road and road in the south of Phase 1D and plots 314 -328 (estimated end of October 2021).

As such, the final wearing course of the highway will be applied alongside the rows of plots being completed within each phase above. This is considered to be a logical order.

Condition 28 – Approved (Phase 1 D only) – Phase 1: Cheriton Court Road footpath and driveways to plots 295-308 (estimated end of January 2021); Phase 2: Private Road into Phase 1D up to and including plots 309-313 (estimated end of June 2021); and Phase 3: Remainder of the private road and road in the south of Phase 1D and plots 314 -328 (estimated end of October 2021).

Condition 33:

Condition 33 requires details of the maintenance of the surface water drainage scheme.

The applicant has set out that maintenance of the surface water drainage within Phase 1D will be undertaken in accordance with Southern Water guidance and standard requirements. The submitted Landscape Management Plan sets out that this maintenance will include annual visual inspections carried out to the system with mechanical jetting used if there are any blockages, and annual maintenance inspection including soakaways and attenuation tank. Following the submission of a foul & surface water drainage layout plan and clarification of matters relating to a separate condition (number 32) KCC as LLFA and Southern Water accept the details.

Condition 33 – Approved (Phase 1D only) – letter from Barton Willmore 24932/A3/SC 04 October 2021; Foul & Surface Water Drainage Layout Plan T227(L)-H401 - Rev P2; Foul & Surface Water Drainage Layout Plan T227(L)-H402 - Rev P3.

Condition 41:

Condition 41 requires written documentary evidence that the units have achieved a maximum water use of 110 litres per person per day to be submitted for approval prior to the occupation of the units.

Following initial discussion, where several of the units did not meet the required standards, with amendments to the specification suggested by LABC, the applicant has submitted a revised water efficiency calculator demonstrating a water usage of 109.14 per person per day, which meets the required standards.

Condition 41 – Approve (phase 1D only) – FES Group Part G Internal Water Consumption Calculation Report Shorncliffe Phase 1D Reference Number: 007454 Date: March 2022 Issue: 1