

From: Sandgate Parish Council <clerk@sandgatepc.org.uk>
Sent: 13 November 2024 09:12
To: Planning
Cc: Sandgate Parish Council
Subject: 24/0980/FH Burgoyne, Phase 2C South, Shorncliffe Garrison

Dear all

Please find below the comments & objection of Sandgate Parish Council to the above application:

24/0980/FH Burgoyne, Phase 2C South, Shorncliffe Garrison, Folkestone. This is a re-consultation following the submission of additional details or a change in circumstance. These are detailed below:

Documents added 28/10/24

Objection

For:7 Against:0

Int Dcld :0 Abs:0

It was agreed to restate the earlier objection of the Sandgate Parish Council that:

Sandgate Parish Council notes that Taylor Wimpy informally presented their planning application to the planning committee a few weeks before this formal application, inviting feedback on the application. The committee engaged with the developer at their request giving detailed comments on the application, none of which have been addressed in a revised application (and were unlikely to be given the developer's timescale for submitting their application), raising the question as to whether this was meaningful consultation.

Those comments were and remain our grounds for objection and are as follows:

Heritage assets

Given the failure of the same developer to provide a suitable setting for the grade II listed Sir John Moore Library in an earlier phase resulting in harm to a heritage asset by 'hiding' it away from sight behind new builds, the three identified heritage assets in this phase should have a setting which enhances their visual and historical significance.

In this respect the committee does not approve of the location of the proposed 9 building plots 896-904, to the bottom left-hand side of the site bordering the bend on West Road. In locating these proposed houses here, the sight lines into the development of the racquet court in particular are compromised and are further damaging to the setting of the racquet court by butting up new builds to its western elevation.

The setting of the racquet court is improved by the proposed piazza to the front elevation i.e. south and to the east by the spacing of the adjacent properties and this is therefore welcomed.

However, to reduce the harm to the setting of this heritage caused by the identified building plots, the committee would like to see the proposed green space to the southwest (bottom right) of the site reconfigured to provide suitably orientated units for building plots 896-904 and that the currently proposed site for these plots becomes a similarly sized green space. The benefits of this switch are that the visual presence of heritage assets on the site would be maximised as there would now be sight lines from both the north and the west, with the many visitors to the adjacent Shorncliffe Military Cemetery experiencing this visual connection, combined with a historical reference to the neighbouring Scheduled Ancient Monument, the Redoubt.

Aside from this observations/ specific suggestion, the committee is of the view that overall, the proposed layout does not make the best use of the site and does not provide the views across the site that would highlight its military heritage.

Transport

The committee notes that the road adjoining the site, West Road, will require traffic calming measures with visually impactful egress to the site.

A public transport bus stop will also be required for this and the Napier site.

Sandgate Design Statement

This is large development with three heritage assets, so it's disappointing that there is a passing reference to this local design document only, which would have informed the developer, specifically Sandgate Design Statement Planning Principle 7, as to what the local community considers appropriate and desirable development in the village.

Kind regards

Gaye

Gaye Thomas MBE  CiLCA
Parish Clerk/Librarian
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