

28 January 2025



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

33 Margaret Street
W1G 0JD
savills.com

Dear Sir/Madam,

FORMER ROTUNDA AMUSEMENT PARK, MARINE PARADE, FOLKESTONE, KENT APPLICATION FOR RESERVED MATTERS APPLICATION FOR PLOTS F1, F2, G1, G2, AND H (the 'Harbour Plots').

This application for the approval of Reserved Matters (RMA) has been prepared by Savills (UK) Limited pursuant to outline planning permission reference Y17/1099/SH dated 28 September 2018 on behalf of the Folkestone Harbour Limited Partnership for the final phase of residential and commercial development at Phases 5 and 6: Plots F1, F2, G1, G2, & H.

Outline planning permission was originally granted for the development of Folkestone Seafront (ref. Y12/0897/SH) in 2015 and was amended by a subsequent S.73 approval (ref. Y17/1099/SH) for the development of up to 1,000 new homes and 10,000 sqm of commercial floorspace, improvements to the beaches, pedestrian and cycle routes and accessibility into, within and out of the seafront and harbour, together with associated parking.

On 21 January 2025, the Council's Planning Committee resolved to refuse a previous reserved matters application for these proposals (ref: 24/0505/FH). The Committee's decision was made despite a recommendation to grant by the Chief Planning Officer and following pre-application discussions and engagement with FHDC Officers, the FRAME Design Review Panel (DRP), KCC Highways and Landscaping (Kent County Council), Environment Agency, Historic England, neighbouring residents, the local community, and other key stakeholders.

No decision notice has been issued yet to formalise the Planning Committee's resolution. We have instructions to appeal against the Council's refusal. However, the Applicant hopes that the need for such an appeal could be averted by this resubmission, which includes amendments to the development that respond to the discussions and concerns raised by Planning Committee Members during the planning committee meeting.

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Many of the public realm improvements, building restoration and place making works comprised in the masterplan for the Harbour and Seafront have already been carried out by the Applicant. The restoration of the station, customs house and signal box were all completed by the Applicant and will be paid for from the development, of which Plots F, G and H are a critical part. The Applicant's plan for the long-term retention and preservation of these award-winning restoration projects is to fund the maintenance and repair costs from estate management charges levied upon the new homes and businesses constructed in Plots F, G and H. Approval of this RMA will therefore secure the long-term retention and maintenance of these publicly accessible assets.

The outline planning permission granted planning permission for the demolition of the station and other associated buildings located in the Harbour Plots. The Applicant nevertheless volunteered to retain the station, which has been lovingly restored and will be maintained to an award-winning standard as a direct result of the Applicant's actions. It is simply incorrect to suggest that this restored asset has been harmed by the proposals for development, which have in fact directly enabled the asset's retention and restoration.

Discussions between members of the Planning Committee relating to the history and character of the station were misguided and poorly informed by local pressure groups. The station did not exist in its current form during the first or second world wars, and the Harbour and stations have evolved in line with the evolution of uses throughout the history of the Harbour and Seafront. Each generation has adapted and changed the buildings on the site to meet the needs of the owners at the time. This is clearly evidenced in the Heritage Report that accompanies the application.

The S73 planning permission also grants permission for the demolition of the Customs House, which is now also proposed to be retained in this RMA alongside the station and signal box. Cumulatively, the Applicant is solely responsible for the preservation and restoration of all these buildings and structures, which are now enjoyed by all. The RMA provides a plan to retain these buildings, and to preserve and maintain them as part of the proposals. This RMA also includes proposals to keep these assets in use and, in many cases, publicly accessible.

We do not believe that the proposals cause any harm to the significance of these buildings. Even if there were any such harm, it could only conceivably be at the very lowest end of the scale and is significantly outweighed by the public benefits of the proposed development set out in the planning statement, including the retention of the assets themselves.

The site is located on private land and was mostly inaccessible prior to the Applicant's restoration of existing infrastructure and provision of newly installed pedestrian and vehicle access. The proposals included in this

RMA include enhanced publicly accessible areas, parks, amenity spaces and gardens. The long-term provision of all these features relies on the revenues generated from the sale of new homes and the leases for commercial spaces in Plot G. The site's ongoing accessibility as an amenity for the enjoyment of the public is predicated on this application receiving permission.

The proposed parking ratio has been amended, reducing the amount of residential parking and increasing the proportion of visitor/ commercial parking from 328 spaces to 500 parking spaces.

This application includes the provision of enhanced publicly accessible public realm instead of development on Plot G2. This offer to provide public access to the Plot G2 site is only possible if permission is granted.

410 homes are proposed in this application, of which 53 homes are proposed to be Shared Ownership. This equates to 13% shared ownership and meets the outline planning permission requirement for 8% across all phases. This phase has a substantially higher ratio of affordable homes compared to all previous phases, which have already received RMA approval.

This RMA application for Plots F,G & H includes £5,159,236.68 of related section 106 contributions, which include the following obligations linked to the proposed development that is the subject of the RMA, none of which will be paid if Plots F, G and H do not proceed:

S106	FGH £
Contribution towards Playspace and Primary Education	1,715,600.77
Contribution towards Social Care, Adult Learning, Libraries, Youth and Communities	138,577.98
Contribution towards the Councils Variable Message Signage Scheme	38,161.35
Contribution towards Access Management Strategy: improving and or equipping of new or existing access management facilities. To include: improvement and maintenance of pavement, steps and handrails; improvement of way-marking to the Warren; public events to explain the Site's importance as a Site of Special Scientific Interest; and measures to provide control over vehicle access	127,204.50
Contribution towards refurbishment of the Leas Lift	318,011.26
Provision of Beach Facilities with a minimum value of £500,000 (indexed)	636,022.51
Contribution towards new GP facilities	357,968.74
Contribution towards improvements to public realm, walking and cycling routes, and parking improvements which benefit the Site.	1,827,689.56
	<u>5,159,236.68</u>

The final Leas Lift contribution of £318,011.26 is only provided if permission is granted to this RMA which, if not approved, will place the restoration and refurbishment of the Grade II* listed heritage asset in jeopardy.

The economic impact assessment highlights the significant benefits that will be delivered by Plots F, G & H for Folkestone. These are summarised below:

- 1,075 person years of employment relating to the construction project.
- Temporary net additional GVA of £147.9 million during the construction period in Folkestone and Hythe.
- 476 gross FTE jobs once operational.
- 302 net additional FTE jobs within Folkestone and Hythe.
- £15.6m of gross GVA per annum.
- £12.4m of net additional GVA per annum within the Folkestone and Hythe local economy.
- £9.4m of additional household expenditure.
- £0.67m of additional council tax per annum.
- £0.24m of additional business rates per annum.

As set out in the design section of the enclosed Planning Statement and within the supporting Design and Access Statement, the scheme is contemporary, as required by the approved outline planning permission. The design has been finessed for its Folkestone harbour location and the heritage assets that remain.

The proposed description of development reads:

'Application for all Reserved Matters (Layout, Access, Scale, Appearance, and Landscaping) of Phases 5 and Phase 6 comprising Plots F1, F2, G1, G2, and H and 'the harbour' public realm for the erection of residential dwellinghouses, commercial space, associated car and cycle parking, landscaping, playspace, public realm and associated services, amenities and plant AND the discharge of conditions 8 (Public Open Space), 9 (Water Use), 20 (Biodiversity), 21 (Wind Flow Mitigation), and 27 (Surface Water Drainage) pursuant to S73 outline planning permission Y17/1099/SH.'

The following documents have been prepared to support the reserved matters application for the Harbour Plots:

- Accommodation Schedule, prepared by A IS FOR;
- Application Form, prepared by Savills (Planning);
- Covering Letter ('this document') and Planning Statement, prepared by Savills (Planning);
- Design and Access Statement, prepared by A IS FOR;
- Full set of proposed architectural drawings (plans, elevations and sections), prepared A IS FOR;
- Ecology Appraisal and Biodiversity Net Gain Assessment, prepared by Fellgrove;
- Energy and Sustainability Statement & Statement on Sustainable Construction, prepared by

Atelier Ten;

- EIA Statement of Conformity, prepared by Savills Planning (EIA Consultants);
- Fire Strategy, prepared by Atelier Ten;
- Flood Risk Assessment (FRA) and Flood Evacuation Warning Plans, prepared by Buro Happold;
- Drainage Strategy (Attached to FRA), prepared by Eckersley O'Callaghan;
- Habitat Assessment Report & Folkstone Plots PEA, prepared by Fellgrove;
- Health Impact Assessment, prepared by Savills (Environment and Infrastructure);
- Heritage and Townscape Assessment including Visual Impact Assessment of key views, prepared by Stephen Levrant Heritage Architecture;
- Internal Daylight and Sunlight Report, prepared by Delva Patman Redler;
- Landscape Design Statement and Landscape Drawings, prepared by Spacehub;
- Noise Impact Assessment, prepared by Cahill Design Consultants;
- Socio Economic Impact Assessment, prepared by Amion Consulting;
- Statement of Community Engagement, prepared by Maxim;
- Transport Statement, prepared by Pell Frischmann;
- Wind Tunnel Assessment (WTA), prepared by RWDI;
- Bat Emergence Survey, prepared by Fellgrove;
- English Coastal Path Plan, prepared by Spacehub.

The relevant application fee will be paid under separate cover.

The following interests are noted in relation to the land shown within the application boundary (red line):

- Freehold title K721157; registered proprietors: Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited;
- Freehold title K934110; registered proprietor: the Crown;
- Freehold title TT51691; registered proprietors: Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited;
- Freehold title TT66354; registered proprietors: Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited;
- Freehold title TT74397; registered proprietors: Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited;
- Freehold title K667505; registered proprietors: Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited; and



- Leasehold title TT26822 for a lease made between Folkestone Harbour Nominee (1) Limited and Folkestone Harbour Nominee (2) Limited and Cornerstone Telecommunications Infrastructure Limited.

Should any further information be required, please do not hesitate to get in touch as per the agent's details noted on the application form.

Yours sincerely

Savills UK

Savills (UK) Ltd.