

**NOTIFICATION OF DECISION OF  
THE LOCAL PLANNING AUTHORITY**

**Date of Decision: 30 January 2025**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Folkestone Harbour (GP) Ltd  
C/o Mr Simon Wallis  
Savills  
33 Margaret Street  
London  
W1G OJD

**Application Number: 24/0505/FH**

**Proposal:** Approval of 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) and 21 (wind flow mitigation), pursuant to S73 outline planning permission Y17/1099/SH.

**Site Location:** Former Rotunda Amusement Park, Plots F1, F2, G1, G2 and H, Marine Parade, Folkestone, CT20 1SU

**DECISION: REFUSED** in accordance with the planning application and plans.

**REFUSAL REASONS**

- 1 The proposal would result in a significant loss of public parking spaces which would lead to severe road congestion in the local area, giving rise to substantial harm to the amenity of existing residents, future occupiers of the development and visitors, contrary to Policy HB1 of the PPLP 2020.
- 2 The proposed housing mix would not provide for the housing needs of existing residents, key employees and families and would not therefore meet the needs of residents, nor would it meet the identified affordable housing needs within the District, contrary to the aims of Policy CSD1 of the Core Strategy 2022.

- 3 The proposed development, by virtue of the height, scale, presence and design of Blocks F1 and G1, would give rise to substantial harm to the setting of the former railway station building and the architectural treatment proposed for the former railway station would give rise to substantial harm to the historic significance of the non-designated heritage asset contrary to the provisions of paragraph 216 of the NPPF 2024.
- 4 The proposed development, by virtue of its contemporary design, would be in stark contrast to, and would therefore give rise to harm to the setting of, designated and non-designated heritage assets contrary to the provisions of 210, 215 and 216 of the NPPF 2024.
- 5 The proposed development, by virtue of its design, would be harmful to the visual amenity of the area, and out of keeping with and significantly harmful to the character and appearance of the harbour area and wider settlement, contrary to Policy HB1, HB2 and C1 of the PPLP 2020.

### **Informatives and notes**

- 1 Please note that the decision is based on the following plans and documents:
  - 008-AISF-PL-60-0011 Rev Location Plan
  - 008-AISF-PL-60-0012 RevA Location Plan-Proposed Development
  - 008-AISF-PL-60-0101 RevB Proposed Site Plan Ground Floor
  - 008-AISF-PL-60-0115 RevA Proposed Site Plan Roof
  - 008-AISF-PL-60-0120 Rev Proposed Site Plan Basement
  - 008-AISF-PL-60-0301 RevA Proposed Site Section AA & BB
  - 008-AISF-PL-60-1100 RevB Proposed Plot F1 Level 00 Floor Plan
  - 008-AISF-PL-60-1101 RevB Proposed Plot F1 Level 01 Floor Plan
  - 008-AISF-PL-60-1102 RevB Proposed Plot F1 Level 02 Floor Plan
  - 008-AISF-PL-60-1103 RevB Proposed Plot F1 Level 03 Floor Plan
  - 008-AISF-PL-60-1104 RevB Proposed Plot F1 Level 04 Floor Plan
  - 008-AISF-PL-60-1105 RevB Proposed Plot F1 Level 05 Floor Plan
  - 008-AISF-PL-60-1106 RevA Proposed Plot F1 Roof
  - 008-AISF-PL-60-1110 Rev Proposed Plot F1 Basement Plan
  - 008-AISF-PL-60-1120 RevB Proposed Plot G1 Level 00 Plan
  - 008-AISF-PL-60-1121 RevB Proposed Plot G1 Mezzanine Floor Plan
  - 008-AISF-PL-60-1122 RevB Proposed Plot G1 Level 01 Plan
  - 008-AISF-PL-60-1123 RevB Proposed Plot G1 Level 02 Plan
  - 008-AISF-PL-60-1124 RevB Proposed Plot G1 Level 03 Plan
  - 008-AISF-PL-60-1125 RevB Proposed Plot G1 Level 04 Plan
  - 008-AISF-PL-60-1126 RevB Proposed Plot G1 Level 05 Plan
  - 008-AISF-PL-60-1127 RevB Proposed Plot G1 Level 06 Plan
  - 008-AISF-PL-60-1128 RevB Proposed Plot G1 Level 07 Plan
  - 008-AISF-PL-60-1129 RevB Proposed Plot G1 Level 08 Plan
  - 008-AISF-PL-60-1130 RevB Proposed Plot G1 Level 09 Plan
  - 008-AISF-PL-60-1131 RevB Proposed Plot G1 Level 10 Plan
  - 008-AISF-PL-60-1132 RevB Proposed Plot G1 Level 11 Plan
  - 008-AISF-PL-60-1133 RevA Proposed Plot G1 Roof Plan
  - 008-AISF-PL-60-1140 RevA Proposed Plot G1 Basement Plan

008-AISF-PL-60-1150 RevB Proposed Plot H L00-L02 Floor Plan  
008-AISF-PL-60-1151 RevB Proposed Plot H L03,L04 & Roof Floor Plan  
008-AISF-PL-60-1152 Rev Proposed Plot H Basement Plan  
008-AISF-PL-60-1201 RevB Proposed Plot F1 Elevations  
008-AISF-PL-60-1202 RevB Proposed Plot F1 Elevations  
008-AISF-PL-60-1221 RevB Proposed Plot G1 Elevations  
008-AISF-PL-60-1222 RevB Proposed Plot G1 Elevations  
008-AISF-PL-60-1251 RevB Proposed Plot H Elevations  
008-AISF-PL-60-1301 RevA Proposed Plot F1 Sections  
008-AISF-PL-60-1321 RevA Proposed Plot G1 Sections-1  
008-AISF-PL-60-1322 RevA Proposed Plot G1 Sections-2  
008-AISF-PL-60-1351 RevA Proposed Plot H Sections  
008-AISF-PL-60-4201 RevA Proposed Plot F1 Building 1 Elevations  
008-AISF-PL-60-4202 RevA Proposed Plot F1 Building 1 Elevations  
008-AISF-PL-60-4205 RevA Proposed Plot F1 Building 2&3 Elevations  
008-AISF-PL-60-4210 Rev Proposed Plot F1 Building 4 Elevations  
008-AISF-PL-60-4215 RevA Proposed Plot G1 Building 1 Elevations  
008-AISF-PL-60-4220 RevA Proposed Plot G1 Building 2&3 Elevations  
008-AISF-PL-60-4221 RevA Proposed Plot G1 Building 2&3 Elevations  
008-AISF-PL-60-4225 RevA Proposed Plot G1 Building 4 Elevations  
008-AISF-PL-60-4230 RevA Proposed Plot G1 Building 5 Elevations  
008-AISF-PL-60-4235 Rev Proposed Plot G1 Building 6 Elevations  
008-AISF-PL-60-4240 RevA Proposed Plot G1 Building 7 Elevations  
008-AISF-PL-60-4245 RevA Proposed Plot G1 Building 8 Elevations  
008-AISF-PL-60-4250 Rev Proposed Plot G1 Building 9 Elevations  
008-AISF-PL-60-4255 Rev Proposed Plot H Building 1 Elevations  
008-AISF-PL-60-4260 RevA Proposed Plot H Building 2 Elevations  
008-AISF-PL-60-6201 RevA Proposed Lofts Typical Façade Details  
008-AISF-PL-60-6205 Rev Proposed Rotunda Typical Façade Details  
008-AISF-PL-60-6210 Rev Proposed Sheds Typical Façade Details  
008-AISF-PL-60-6215 Rev Proposed Crescents Typical Façade Details  
008-AISF-PL-60-6220 Rev Proposed Lookout Typical Façade Details  
8417-PL-DL-P-104 REV01 Drainage and Levels - Ground Level  
8417-PL-DL-P-105 REV01 Drainage and Levels - Podium Level  
8417-PL-ES-P-116 REV01 Outdoor Seating Zones - Ground Level  
8417-PL-GA-P-101 REV01 Landscape GA Plan - Ground Level  
8417-PL-GA-P-102 REV01 Landscape GA Plan - Podium Level  
8417-PL-GA-P-103 REV01 Landscape GA Plan - Roofscape Level  
8417-PL-HW-P-107 REV01 Hard Landscape Plan - Ground Level  
8417-PL-HW-P-108 I REV01 Hard Landscape Plan - Podium Level  
8417-PL-PA-P-117 Play space Areas  
8417-PL-SW-P-110 REV01 Soft Landscape Plan - Ground Level  
8417-PL-SW-P-111 REV01 Soft Landscape Plan - Podium Level  
8417-PL-SW-P-112 REV01 Soft Landscape Plan - Roofscape Level  
8417-SE-GA-P-200\_REV01 Landscape Section Location Plan  
8417-SE-GA-P-201\_REV01 Landscape Section 1  
8417-SE-GA-P-202 Landscape Section 2  
8417-SE-GA-P-203 Landscape Section 3  
8417-SE-GA-P-204 Landscape Section 4  
8417-SE-GA-P-205 Landscape Section 5  
8417-SE-GA-P-206 Landscape Section 6  
8417-SE-GA-P-207 Landscape Section 7  
8417-SE-GA-P-208 Landscape Section 8  
8417-SE-GA-P-209 Landscape Section 9  
8405-SK-029 King Charles III English Coastal Path

Documents:

- Accommodation Schedule dated October 2024
- Updated Biodiversity Net Gain Assessment, dated October 2024
- Habitat Assessment Report & Folkstone Plots PEA, dated March 2024,
- Energy and Sustainability Statement & Statement on Sustainable Construction, dated March 2024
- Revised Fire Strategy, dated October 2024
- Flood Risk Assessment dated October 2024
- Flood Warning and Evacuation Plan Plot F, dated March 2024
- Flood Warning and Evacuation Plan Plot G, dated March 2024
- Flood Warning and Evacuation Plan Plot H, dated March 2024
- Proposed Site Drainage Layout, dated January 2024
- Updated Heritage and Townscape Assessment Visual Impact Assessment dated October 2024
- Updated Internal Daylight and Sunlight Report, dated November 2024,
- Landscape Design and Access Statement, dated March 2024,
- Addendum Landscape Statement, dated October 2024
- Revised Noise Impact Assessment, dated October 2024
- Revised Socio Economic Impact Assessment, dated October 2024,
- Statement of Community Engagement
- Updated EIA Statement of Conformity, dated October 2024
- Transport Statement, dated January 2024
- Transport Statement Addendum, dated October 2024
- Wind Tunnel Assessment (WTA), dated March 2024
- Wind Tunnel Assessment (WTA) Microclimate Technical Memorandum
- Health Impact Assessment, dated October 2024
- Planning Statement, dated March 2024
- Planning Statement Addendum, dated October 2024

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of . Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.



**Issued by the Chief Planning Officer**

*This decision notice consists of 6 pages*

## **NOTIFICATION TO APPLICANT**

### **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.