

Shepway District Council
Development Control
Civic Centre Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Our ref: KT/2017/123369/02-L01
Your ref: Y17/1042/SH
Date: 10 April 2018

Dear Sir/Madam

Additional information - Hybrid planning application for the development of land at princes parade:

An application for outline planning permission (with all matters reserved) for up to 150 residential dwellings (use class c3), up to 1,270sqm of commercial uses including hotel use (use class c1), retail uses (use class a1) and / or restaurant/cafe uses (use class a3); hard and soft landscaped open spaces, including children's play facilities, surface parking for vehicles and bicycles, alterations to existing vehicular and pedestrian access and highway layout within and around the site, site levelling and groundworks, and all necessary supporting infrastructure and services.

Full application comprising a 2,961sqm leisure centre (use class d2), including associated parking, open spaces and children's play facility

Princes Parade Promenade, Princes Parade, Hythe, Kent

Thank you for consulting us on the above. We have the following comments to make following provision of the additional information.

We have reviewed the additional information provided and are satisfied with our original response, however we recognise from the information provided that in certain locations a 25m buffer zone is unattainable, although 20m can be achieved. As such we would recommend a change of wording to our original buffer zone condition as follows:

Condition: No development shall take place until a scheme for the provision and management of a buffer zone of at least 25m wide, where achievable, alongside the Royal Military Canal has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zone, including details of where a reduced width of 20m is only achievable.
- details of any proposed planting scheme of native species.

Environment Agency
Orchard House (Endeavour Park) London Road, Addington, West Malling, ME19 5SH.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting etc.

Reasons: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

Please note that all our other conditions requested remain unchanged.

Regarding the other point made by the applicant. They refer to what information will be in various documents. Provided the information required to fulfil our conditions is submitted when applying to discharge the conditions, and signposted in the relevant document, we have no concerns, and the standard condition wording should suffice.

If you have any queries, please do not hesitate to come back to me.

Yours faithfully

[REDACTED]
Planning Specialist

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