

## Jones, Gaynor

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**From:** McCardle, Ross  
**Sent:** 27 May 2022 13:09  
**To:** Planning  
**Subject:** FW: Development at Victoria Road West, Littlestone - 21/1631/FH  
**Attachments:** 3043-L-01\_Landscape Masterplan Rev G.pdf

**Importance:** High

Please:

- Add attached to SF and supersede original
- Add email to SF as additional information (highways issues)
- Re-consult KCC Highways (14 days)

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**From:** David Storrie [mailto:David.Storrie@landgmh.com]  
**Sent:** 26 May 2022 16:06  
**To:** McCardle, Ross <Ross.McCardle@folkestone-hythe.gov.uk>  
**Cc:** Matthew Barnacle <Matthew.Barnacle@Landgmh.com>; Nathanael Froud <Nathanael.Froud@landgmh.com>  
**Subject:** FW: Development at Victoria Road West, Littlestone - 21/1631/FH  
**Importance:** High

Good afternoon Ross,

Further to my earlier e mail below, please find attached the updated landscape Master Plan to reflect the amendments made following dealing with LLFA and KCC Highway comments.

Kind regards,  
David

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**David Storrie**  
Planner

[David.Storrie@landgmh.com](mailto:David.Storrie@landgmh.com) +447393757433 01135398655  
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**From:** [David Storrie](mailto:David.Storrie@landgmh.com)  
**Sent:** 26 May 2022 10:55

**To:** [Ross.McCardle@folkestone-hythe.gov.uk](mailto:Ross.McCardle@folkestone-hythe.gov.uk)

**Cc:** [Matthew Barnacle](#); [Nathanael Froud](#); [Richard Sanderson](#)

**Subject:** RE: Development at Victoria Road West, Littlestone - 21/1631/FH

Good Morning Ross,

I trust you are well. We have been reviewing KCC Highway comments of the 12 May. On the whole they are supportive of the revised layout but raised a few queries and suggested some tweaks. These are set out below along with our response and covered in the attached plans. Could you please share these with your Highway colleagues?

I will be sending you a further e mail today responding to the LLFA and Southern Water consultation responses. I will also be sending an updated landscaping plan to reflect the changes made.

Could we possibly have a quick half an hour catch up on Teams next Mon/Tues or Weds to review where you are with matters?

### **HIGHWAY COMMENTS TO ADDRESS**

3. There are however several elements of the revised design that still require revision, these are relatively quick fixes:

3.1. Plots 1 – 4. Driveway dimensions are oversized but not large enough for a second vehicle in front of the first. This can often result in a second vehicle being parked on plot regardless and obstruction of the footway. These plots should be revised to shorten the driveway so that this is not possible. **DONE -SEE ATTACHED PLAN.**

3.2. The majority of plots show cycle parking, however this detail has been missed from plots 14 and 15. **APOLOGIES-MISSED OUT IN ERROR. NOW RECTIFIED -SEE ATTACHED PLAN.**

3.3. All double depth driveways should be an absolute minimum of 10m in length. Many of those on plan appear to only be around 9.5m long which would result in overhang of the footway. A design check needs to be carried out on all tandem parking arrangements to ensure all are a minimum of 10m long. **DONE – SEE ATTACHED PLAN.**

3.4. The dropped kerb hard landscaping required to access the driveways of plots 50-54 has been missed off the supporting drawings. **APOLOGIES NOW DONE -SEE ATTACHED PLAN.**

3.5. Parking for plot 63 is impractical with the aisle offering insufficient manoeuvring space to park in the northern space. These two spaces could be moved slightly to the south and an additional length of hard surfacing included for the northern space to allow for manoeuvring. **POINT TAKEN AND PLAN AMENDED.**

3.6. The approach to the driveways for plots 35 and 45 is at an impractical angle with insufficient manoeuvring space. Additional reversing space is required behind the driveways to allow for manoeuvring. Likewise plots 43 and 44 do not have the required 6m reverse distance behind the driveways. **NOTED AND AMENDED.**

4. A number of changes in design have been introduced that result in rear court parking. All dwellings where their parking allocation is to the rear of the property should have a key lockable rear garden gate rather than hasp and padlock. This is to make the rear court parking more quickly accessible from the house. **ACKNOWLEDGED- This could be covered by an appropriately worded planning condition.**

5. Visitor parking provision is still an ongoing issue.

5.1. The revised Design and Access Statement details that the development provides 16 visitor parking spaces (0.2 per unit), however if you discount those spaces labelled to cater for off plot parking from existing residents of Victoria Road only 12 or 13 have been provided. In addition, the quoted figure of 16 spaces does not include any uplift for the use of tandem parking and additional spaces are needed towards the mid/western area of the site where more tandem parking is prevalent. Currently the layout is not policy compliant with regards to visitor parking provision. Despite the road layout itself being acceptable, to leave this issue unresolved would risk the local highway authority choosing not to adopt the site road layout **EXCLUDING THOSE PLACES FOR RESIDENTS AT THE END OF VRW WE HAVE INCREASED THE NUMBER OF VISITOR SPACES TO 16. SEE ATTACHED PLAN.**

5.2. I would suggest that the following are several potential locations that additional visitor spaces can be provided: 2 spaces adjacent to the side wall of plot 38; A single space inserted outside plots 31/32, 23/24 and 27/28 with slight relocation of or smaller street

trees either side of the bay; In front of plots 73/74; A single space added to the parking court for plots 5-9; There is ample space to insert a small number of additional visitor bays to the southern end of the site where the turning heads and private driveways are located, spaced out such that they do not overwhelm the green edge of the site.

6. Once again, no information has been provided in relation to street lighting. This has a direct bearing on the local highway authority approach to road adoption and presumably the local planning authority would wish to see and agree the extent of any lighting. It is also important to consider that the position of street trees will have a direct impact on street lighting, so the landscaping details put forward for approval may not truly represent what is achievable until the two items are cross referenced. If it is intended that the development is to be un-lit the applicant needs to make this clear. **APOLOGIES. STREET LIGHTING WAS SHOWN ON THE BOUNDARY TREATMENT PLAN AND IN THE DESIGN AND ACCESS STATEMENT. PLEASE SEE THE ATTACHED UPDATED BOUNDARY TREATMENT PLAN THAT INCLUDES THE STREET LIGHTING PROPOSALS.**

7. Aspects of the Hard Landscape Strategy indicate some elements as being adoptable, but still no extent of proposed adoption area plan has been provided (this also indicate any service margins). If it is intended that the development is to remain in private ownership, the applicant needs to make this clear. **.PLEASE SEE ATTACHED PLAN SHOWING ADOPTABLE AREAS.** As can be seen from the above, although partly improved, there are still elements of the proposal that require revision and some required supporting information as yet not supplied. I will be pleased to provide further comment when the above has been addressed.

Please do not hesitate to get back to me should you have any further queries.

Kind regards,  
David

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**From:** [Ross.McCardle@folkestone-hythe.gov.uk](mailto:Ross.McCardle@folkestone-hythe.gov.uk) <[Ross.McCardle@folkestone-hythe.gov.uk](mailto:Ross.McCardle@folkestone-hythe.gov.uk)>

**Sent:** 18 May 2022 09:41

**To:** David Storrie <[David.Storrie@landgmh.com](mailto:David.Storrie@landgmh.com)>

**Cc:** Matthew Barnacle <[Matthew.Barnacle@Landgmh.com](mailto:Matthew.Barnacle@Landgmh.com)>; Richard Sanderson <[Richard.Sanderson@landgmh.com](mailto:Richard.Sanderson@landgmh.com)>; Mark Fairclough <[Mark.Fairclough@landgmh.com](mailto:Mark.Fairclough@landgmh.com)>; [Llywelyn.Lloyd@folkestone-hythe.gov.uk](mailto:Llywelyn.Lloyd@folkestone-hythe.gov.uk); Paul Toward <[Paul.Toward@landgmh.com](mailto:Paul.Toward@landgmh.com)>; Ruby Savage <[Ruby.Savage@landgmh.com](mailto:Ruby.Savage@landgmh.com)>; Richard Tucker <[Richard.Tucker@landgmh.com](mailto:Richard.Tucker@landgmh.com)>

**Subject:** RE: Development at Victoria Road West, Littlestone - 21/1631/FH

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Yes, sorry for the confusion David, I do mean May.

Unfortunately all of my colleagues are under similar pressure (due to staff shortages and significant workloads) and wouldn't be able to take on the application at short notice.

Kind regards,  
Ross.

**Ross McCardle** PGDip MA MRTPI | Principal Planning Officer

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Folkestone, Kent. CT20 2QY.

---

**From:** David Storrie [<mailto:David.Storrie@landgmh.com>]

**Sent:** 18 May 2022 09:33

**To:** McCardle, Ross <[Ross.McCardle@folkestone-hythe.gov.uk](mailto:Ross.McCardle@folkestone-hythe.gov.uk)>  
**Cc:** Matthew Barnacle <[Matthew.Barnacle@Landgmh.com](mailto:Matthew.Barnacle@Landgmh.com)>; Richard Sanderson <[Richard.Sanderson@landgmh.com](mailto:Richard.Sanderson@landgmh.com)>; Mark Fairclough <[Mark.Fairclough@landgmh.com](mailto:Mark.Fairclough@landgmh.com)>; Lloyd, Llywelyn <[Llywelyn.Lloyd@folkestone-hythe.gov.uk](mailto:Llywelyn.Lloyd@folkestone-hythe.gov.uk)>; Paul Toward <[Paul.Toward@landgmh.com](mailto:Paul.Toward@landgmh.com)>; Ruby Savage <[Ruby.Savage@landgmh.com](mailto:Ruby.Savage@landgmh.com)>; Richard Tucker <[Richard.Tucker@landgmh.com](mailto:Richard.Tucker@landgmh.com)>  
**Subject:** Re: Development at Victoria Road West, Littlestone - 21/1631/FH

Good morning Ross,  
Thank you for your email. Just for clarity, where you refer to specific dates in June, do you mean May?  
Given your workload pressures is there anyone else in the Council who could assist in getting this to the June meeting?  
Kind regards,  
David

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**David Storrie**  
Planner

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**Sent:** Wednesday, May 18, 2022 9:25:12 AM  
**To:** David Storrie <[David.Storrie@landgmh.com](mailto:David.Storrie@landgmh.com)>  
**Cc:** Matthew Barnacle <[Matthew.Barnacle@Landgmh.com](mailto:Matthew.Barnacle@Landgmh.com)>; Richard Sanderson <[Richard.Sanderson@landgmh.com](mailto:Richard.Sanderson@landgmh.com)>; Mark Fairclough <[Mark.Fairclough@landgmh.com](mailto:Mark.Fairclough@landgmh.com)>; [Llywelyn.Lloyd@folkestone-hythe.gov.uk](mailto:Llywelyn.Lloyd@folkestone-hythe.gov.uk) <[Llywelyn.Lloyd@folkestone-hythe.gov.uk](mailto:Llywelyn.Lloyd@folkestone-hythe.gov.uk)>; Paul Toward <[Paul.Toward@landgmh.com](mailto:Paul.Toward@landgmh.com)>; Ruby Savage <[Ruby.Savage@landgmh.com](mailto:Ruby.Savage@landgmh.com)>; Richard Tucker <[Richard.Tucker@landgmh.com](mailto:Richard.Tucker@landgmh.com)>  
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Dear David,

Thanks for your call yesterday.

The consultation period expired on Thursday 12<sup>th</sup> June. As per our discussions yesterday I now need to review the file, consider the content of all the representations, and begin drafting a report; I have this scheduled in for w/c 30<sup>th</sup> June.

In terms of the June meeting: the report deadline is next week. Unfortunately I will not have time or opportunity before then to properly review the file, address any required amendments, draft a report, and have it agreed by management. The earliest meeting I can realistically get the item to will be July, which is my current target.

Kind regards,  
Ross.

**Ross McCardle** PGDip MA MRTPI | Principal Planning Officer

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e: [ross.mccardle@folkestone-hythe.gov.uk](mailto:ross.mccardle@folkestone-hythe.gov.uk)

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---

**From:** David Storrie [<mailto:David.Storrie@landgmh.com>]

**Sent:** 17 May 2022 16:41

**To:** McCardle, Ross <[Ross.McCardle@folkestone-hythe.gov.uk](mailto:Ross.McCardle@folkestone-hythe.gov.uk)>

**Cc:** Matthew Barnacle <[Matthew.Barnacle@Landgmh.com](mailto:Matthew.Barnacle@Landgmh.com)>; Richard Sanderson <[Richard.Sanderson@landgmh.com](mailto:Richard.Sanderson@landgmh.com)>; Mark Fairclough <[Mark.Fairclough@landgmh.com](mailto:Mark.Fairclough@landgmh.com)>; Lloyd, Llywelyn <[Llywelyn.Lloyd@folkestone-hythe.gov.uk](mailto:Llywelyn.Lloyd@folkestone-hythe.gov.uk)>; Paul Toward <[Paul.Toward@landgmh.com](mailto:Paul.Toward@landgmh.com)>; Ruby Savage <[Ruby.Savage@landgmh.com](mailto:Ruby.Savage@landgmh.com)>; Richard Tucker <[Richard.Tucker@landgmh.com](mailto:Richard.Tucker@landgmh.com)>

**Subject:** Development at Victoria Road West, Littlestone - 21/1631/FH

Hi Ross,

It was good to catch up with you this morning in respect of the above application. From reviewing the Council website it looks like the deadline for third parties and consultees has passed. Can you confirm this?

We are currently preparing responses to the following consultee responses that required either clarification or tweaks.

We hope to have these responses by the end of the week. These should not delay consideration as they will just need running past the consultees.

**KCC Highways**

**KCC Ecology**

**LLFA**

**Southern Water**

As I explained this morning, the timing of determination is critical to allowing this development to start this year. This is driven by ground conditions affected by the winter months that prohibit groundworks. A determination in June would give us a chance of achieving our aim but any delay beyond that would seriously threaten that.

To help us understand timings could you please explain your process and timescales for getting the application to the 22 June 2022 Planning meeting? We will pull out all the stops at this end to assist you in reporting to the June meeting if we can.

Kind regards,

David

**David Storrie**

Planner

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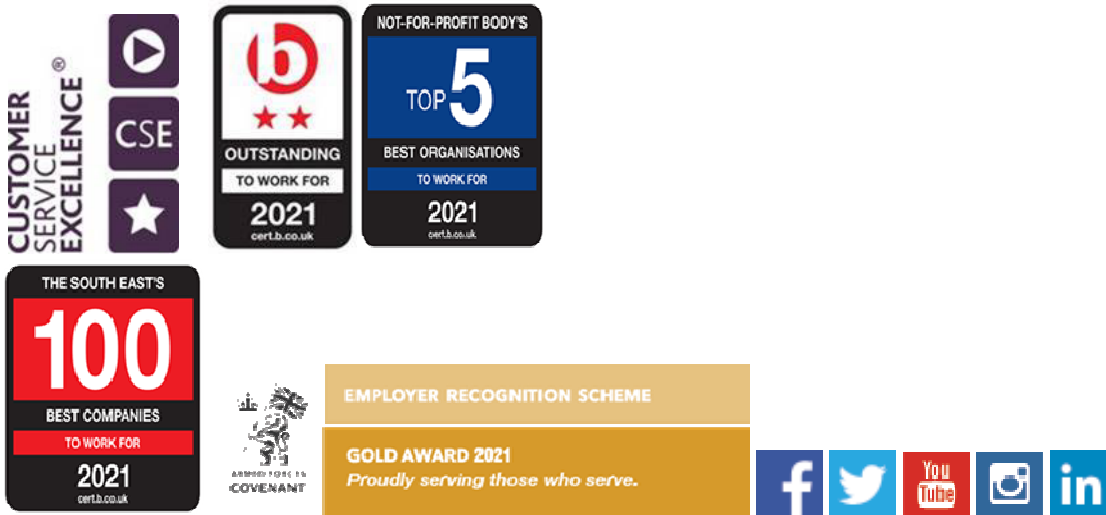
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