

BUILT ENVIRONMENT



Introduction

8.1 The Local Planning Authority controls and guides the design and layout of new development to ensure that it is of intrinsic merit and appropriate to its surroundings.

8.2 The District's towns and villages have distinctly different environmental characters, many of a high quality. This is demonstrated through the designation of 21 Conservation Areas and the presence of many listed buildings which themselves reflect architectural and historical change. Pressure for development has increased the need to protect the special qualities of the District's built environment.

Aims and objectives

8.3 The Plan's Built Environment aims are:

1. To establish a district-wide environment of quality and character, which is attractive to both residents and visitors.
2. To improve the functioning and appearance of the built environment in order to attract and encourage further investment.

8.4 The Plan's Built Environment objectives are:

1. To ensure that development is sensitive and complementary to the established architectural and historic character of the District's settlements and in particular the streetscene.
2. To preserve and enhance the character of Conservation Areas and their environments.
3. To preserve architecturally and historically important buildings together with building groups which contribute positively to the established character of the built environment.
4. To ensure the physical separation of the District's settlements to maintain their distinctiveness.
5. To protect the landscape setting and amenity value of the built environment and ensure that open spaces and important trees within the urban area are retained.
6. To provide positive detailed guidance regarding building alterations, shopfront design and the display of advertisements.
7. To take action as resources and opportunities permit to improve the quality of the District's Built Environment.
8. To preserve the sites and settings of locally recognised and nationally important ancient monuments and archaeological sites.

9. To preserve and seek the continuing maintenance of historic parks and gardens, and historic landscapes.

Building design, layout and special needs access

8.5 Balance and unity in the streetscene are often important aesthetic principles achieved by particular buildings or building groups displaying a common theme of design characteristic or layout. Where such design integrity is ignored discord will occur and unity will be undermined. Development proposals should therefore reflect the established design and layout principles of their surroundings having regard to the needs of the intended user.

8.6 The special needs of people with disabilities, the elderly and those with young children need to be respected when designing new schemes. Developers are in fact statutorily obliged to take such needs into consideration.

8.7 Kent Design is Supplementary Planning Guidance produced by a Working Party of Civil Engineers, Architects and Town Planners representing both the County Council and the District Councils. The main aim of the guidance is to improve the quality of development in the County. Advice is given about the design of housing and housing estates, covering such varied matters as the highway design, construction, highway adoption policy, layout, conservation, landscaping and designing out crime. The guidance endeavours to suggest the avoidance of a preconceived design solution and to strike a balance between housing, planning, highway and public utility interests. Kent Design is not intended to provide definitive design solutions, but to act as a stimuli to creative thought. The District Council supports the advice given to prospective developers in the Kent Design and expects its recommendations to be reflected in new development.

POLICY BE1 A high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture. Development should accord with existing development in the locality, where the site and surrounding development are physically and visually interrelated in respect of building form, mass, height, and elevational details.

Planning applications for development with an element of public use will be assessed as to their provision for access for disabled persons in respect of site layout and the relationship between buildings and their car parking areas and other public access points.

Development proposals must demonstrate that account is taken of opportunities to reduce the incidence of crime and the fear of crime against both property and the person.

For large, complex or sensitive sites, a design statement will be required containing:

1. An appraisal of the site and its context
2. Identification of constraints and opportunities
3. Design objectives and options
4. Consideration of local landscape character and distinctiveness
5. An explanation of the rationale behind siting, massing and proposed elevation and spatial treatments

Public art

8.8 The District Council has endorsed the principle of a 'public art scheme' to encourage new works of art in public places as part of developments, redevelopments and improvement schemes. There is an opportunity through inclusion of art and craft works to make a positive contribution to the built environment by giving new and improved buildings and public spaces a unique identity and creating a sense of place. It is also a means of providing commissions for local artists and craftspeople whose skills are underused. In determining an application for planning permission the contribution made by any such works of art to the appearance of the scheme and to the amenities of the area will be considered.

Policy BE2 The District Planning Authority will negotiate with developers, when considering applications for development proposals which involve some public use, or which will have a major impact on the townscape, to secure the provision of new public art. This may take the form of a work of art on or off site or a financial

contribution towards provision of public art appropriate to the development proposal. All development will be expected to retain and/or enhance any existing public art.

Light spill in the countryside

8.9 Light spill can be particularly intrusive in the countryside and should be avoided wherever possible. In dealing with planning applications involving external lighting in rural areas assurances will be sought from potential developers that light spill will be kept to an absolute minimum commensurate with safety. (See Utilities Chapter Policy U15.)

Conservation areas

8.10 The District Council is committed to protecting and enhancing the special architectural and historical character of the District's 21 Conservation Areas. New development will be required to meet strict design standards to protect and enhance the established character of Conservation Areas.

8.11 A review of the District's Conservation Areas is currently being carried out with the aim of completion by the end of 2001 2. This will consider the current boundaries and whether there is any need for amendment.

POLICY BE3 When considering new Conservation Areas or reviewing existing Conservation Areas: the following criteria will be taken into account:

The area is:

- a. of special architectural or historic interest, the character of which it is desirable to preserve and enhance;
- b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;
- c. includes sufficient good quality hard and/or soft landscape
- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

POLICY BE4 The District Planning Authority will:

- a. refuse Conservation Area Consent for the demolition of buildings which contribute to the character or appearance of a Conservation Area;
- b. refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas;
- e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of Conservation areas;
- f. protect trees, verges and hedgerows which enhance both the setting and character of Conservation Areas.

8.12 The District Planning Authority will consider introducing Article 4(1) and 4(2) Directions subject to any necessary confirmation to control alterations which would otherwise be permitted development, where these would be detrimental to the appearance and character of Conservation Areas. Proposals to preserve or enhance the character or appearance of Conservation Areas, including the removal of buildings, structures, and features which detract from those Areas, will be encouraged.

Listed buildings

8.13 Buildings of special architectural or historic interest are listed by the Department of the Environment, and Local Authorities strictly control their alteration or demolition. These buildings make a valuable contribution to the environmental quality of town and country. They are a finite resource worthy of preservation. The following policy will apply:

POLICY BE5 In order to preserve listed buildings and their settings and any features of special architectural or historic interest which they possess, the District Planning Authority will:

- a. refuse Listed Building Consent for demolition, extension, alteration or partial demolition, including internal or external works, if the proposals are considered to be detrimental to the character of the building;
- b. refuse proposals for the change of use of a listed building where such a use would adversely affect its character or setting, or where insufficient details are submitted to enable the application to be appropriately assessed. Changes of use will normally be permitted where these would provide the best means of conserving the character, appearance, fabric, integrity and setting of a listed building;
- c. impose conditions as necessary when granting consent to alter a listed building in order to protect the character afforded to that building by the retention or reinstatement of traditional features or materials;
- d. require the display of signs and advertisements to respect the character of a listed building, and refuse applications which would entail structural alterations for the display of advertisements;
- e. refuse applications for development which would adversely affect the setting or character of a listed building;
- f. refuse applications for extensions or alterations which would dominate the original building in either scale, material or situation;
- g. refuse applications which would involve the replacement of windows having glazing bars with sheet glass;
- h. refuse applications which involve the blocking up of windows or external doorways, or the making of new openings;
- i. refuse applications which involve repairs or alterations other than in matching materials and to the original design;
- j. refuse applications which would entail the removal of mouldings, balustrades, balconies, chimneys or other architectural features;
- k. refuse applications which would entail the introduction of incongruous period features such as shutters and bow windows;
- l. refuse applications which would entail use of replacement windows and doors in PVCu plastic;
- m. refuse applications involving major internal alterations, such as the reshaping of rooms, the removal of a staircase, the removal or destruction of panelling or stained glass, or alterations to roof trusses of interest.

8.14 The District Council encourages the retention of buildings of architectural and/or historic importance but recognises that their repair and maintenance costs can be particularly high, involving techniques and materials more expensive than those required for modern buildings.

Repair & maintenance of listed buildings

8.15 The District Planning Authority will seek the proper preservation of listed or historic buildings by:

- a. offering grants for their repair and restoration, subject to availability of finances, and giving advice on other grant aid sources;
- b. giving technical advice on correct design, detailing and repair methods:

- c. where necessary using powers to secure the preservation of neglected listed buildings;
- d. in appropriate cases, flexible application of other planning policies where this would provide the best means of safeguarding the future of a Listed Building.

Other buildings of special character

8.16 Parts of the District display a special character because the buildings within them characterise a particular period or are of uniform proportion and style, so achieving a distinct visual impact. While these buildings may not warrant listing or inclusion in a Conservation Area, they nevertheless deserve protection against demolition. The following policy will apply

POLICY BE6 Using powers over the control of demolition and other development control powers, the District Planning Authority will refuse permission for redevelopment which would harm the character of groups of historic buildings up to and including early 20th Century buildings of distinctive or uniform architectural style. Permission will only be granted for developments which would reflect and contribute to that style.

Archaeology

8.17 Archaeological remains provide evidence of the development of civilisation and are of great value for their own sake, for purposes of education, leisure, and tourism. Shepway District's location on the Channel coast has made it an important point of departure and arrival between this island and the continent for thousands of years. Its proximity to mainland Europe has also meant that the District has played a vital role in defence of the realm. The variety of archaeological remains found in the District reflect this importance embracing tumuli on the North Downs escarpment; Bronze Age settlements at the foot of the Downs; the Folkestone East Cliff Roman Villa; remains of Roman and Norman fortresses; Saxon churches; Napoleonic defence in the form of Martello Towers and the Royal Military Canal. A list of Scheduled Ancient Monuments is appended. (Appendix 7)

8.18 The District Council is responsible as the owner of a number of scheduled ancient monuments, including Martello Towers 3 and 25, parts of the Royal Military Canal, and the Folkestone Roman Villa which it holds in trust as part of the East Cliff and Warren Country Park. While constrained by the availability of finances, the Council is committed to the conservation, enhancement and interpretation of monuments in its care. The Council has refurbished and opened to the public Martello Tower 3 as a Visitor Centre and has carried out substantial works of improvement to Martello Tower 25 at Dymchurch.

8.19 In accordance with Central Government advice as contained in PPG16 "Archaeology and Planning", when dealing with proposals for development which would affect nationally important archaeological remains (whether scheduled as Ancient Monuments or not) and their settings, the District Council will presume in favour of their physical preservation in situ. Where remains are not considered to be of national importance or in situ preservation is not considered to be justified, a programme of excavation, recording and publishing of information gathered may be an alternative. This process of excavation and recording will be achieved either by obligations entered into under Section 106 of the Town and Country Planning Act 1990, or through the use of conditions attached to planning permission in respect of the development proposed.

8.20 In all cases where development proposals are likely to affect archaeological remains, developers are urged to consult with the District Council as early as possible, and preferably before applications are submitted, to avoid possible costly delays at later stages in the planning process. Developers may be required to submit assessments of the archaeological importance of sites and the impact of their development proposals on that archaeology as information in support of planning applications.

~~**POLICY BE7** Planning permission and Listed Building Consent will be refused for schemes which would damage or destroy Scheduled Ancient Monuments or other nationally important archaeological sites or their settings.~~

~~In respect of proposed developments which are near or on sites thought to contain archaeological remains, applicants for planning permission or Listed Building consent should submit assessments of the archaeological importance of the site and of the impact of development on archaeological interests.~~

~~If a proposal would affect an archaeological site or its setting, in situ preservation will be the preferred solution.~~

~~Where development proposals are permitted and in situ preservation of remains would be inappropriate,~~

~~provision should be made for the excavation and recording of remains. This will be achieved by agreements and/or conditions~~

Building alterations and extensions

8.21 Most buildings are subject to alteration or extension during their lifespan, yet certain buildings or groups of buildings are particularly sensitive to alterations or extensions. The collective impact of such changes can significantly alter the appearance and character of a building or building group, particularly where such alterations fail to respect established design principles. The following policy will therefore apply:

POLICY BE8 Alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line, and detailing of the original building and should not adversely affect the amenity enjoyed by the occupiers of neighbouring properties or have a detrimental impact upon the streetscene. In considering planning applications, the following criteria will apply:

a. extensions should not cause undue overshadowing of neighbouring property and should allow adequate light and ventilation to existing rooms within the building; single storey extensions should be designed so as to fall within a 45-degree angle from the centre of the nearest ground floor window of a habitable room or the kitchen of the neighbouring property. In the case of two-storey extensions, the 45-degree angle is taken from the closest quarter-point of the nearest ground floor window of a habitable room or kitchen;

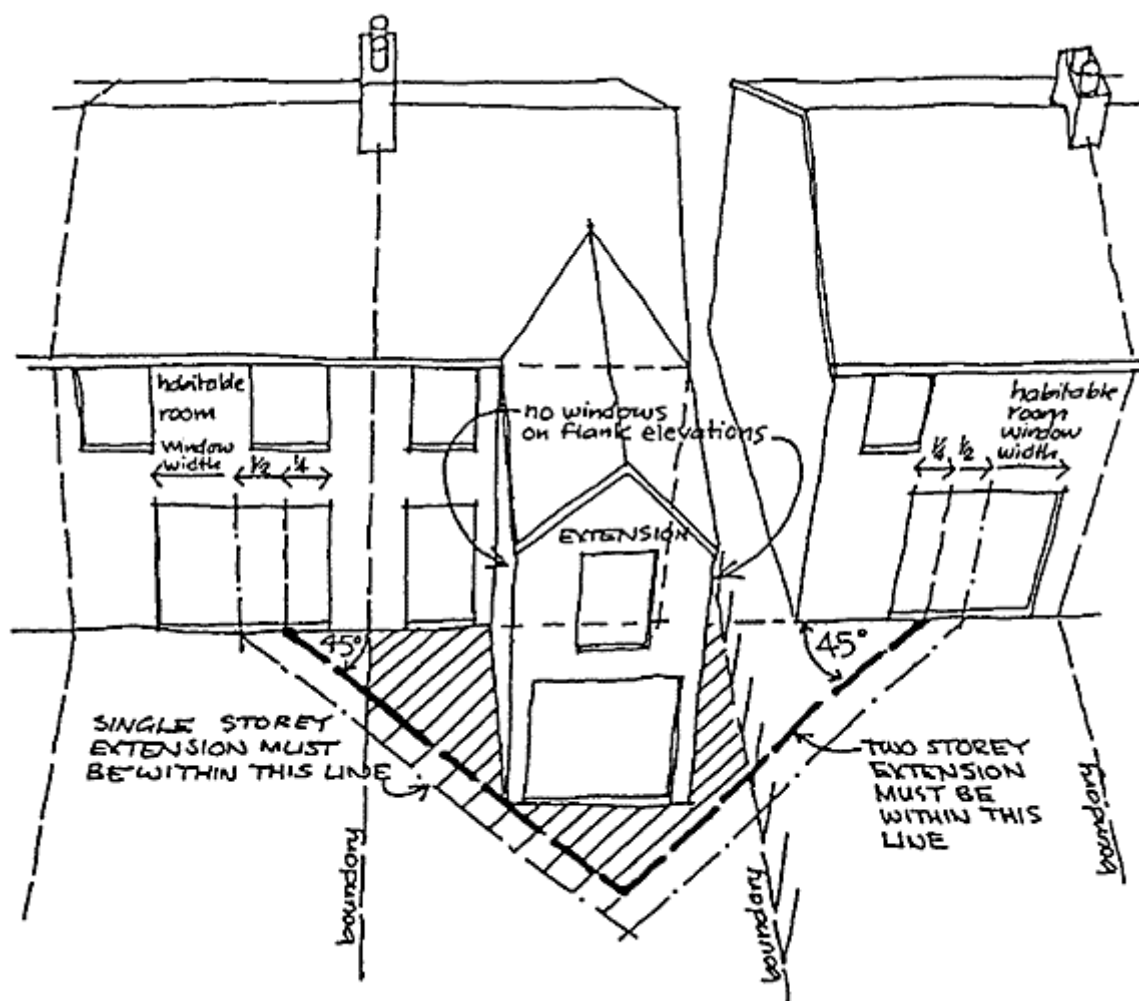
b. side extensions may be added to detached or semi-detached dwellings where space is available; care should be taken to avoid creating a terracing effect which could result by extending up to the boundary; a minimum distance of 1 metre should be maintained from the boundary and any part of the extension above single storey level including the roof;

c. permission will not be given for flat-roofed extensions, unless the proposed extension would not be generally visible from a public place and would serve only as an adjunct to the main building, or the provision of a flat roof is the only practicable means of providing an extension;

d. permission will not be granted for loft conversions requiring dormer extensions which are large in proportion to the existing roof, as these can completely alter the proportion of the building, presenting a top-heavy and flat-roofed appearance. Planning applications for extensions in roof spaces which front a highway will be refused where the proposed structure would damage the character of the existing building and would appear incongruous in the streetscene;

e. alterations or extensions which cause undue loss of privacy for occupiers of neighbouring properties through overlooking windows, doors or balconies should be avoided;

f. garages should be set back 5.5 metres from the highway boundary, to enable a vehicle to stand clear of the highway whilst the doors are being opened or for cleaning or maintenance purposes. In exceptional circumstances this may be reduced to 1 metre, but forward opening swing doors would not be permitted.



Shopfronts

8.22 The design of new and replacement shopfronts can significantly affect a shopping area's attractiveness. Some shopfronts have severely detracted from the appearance of both individual buildings and the character of shopping areas as a whole. Shopfronts form a major element of most shopping areas and urban Conservation Areas, and therefore good shopfront design is vital in achieving their integration with the immediate setting. The District Planning Authority will seek the guidance outlined within 'The Shop Front Design Planning Guidance' leaflet, published by Shepway District Council and included in Appendix 5.

POLICY BE9 Shopfronts of aesthetic, architectural or historic merit should be retained and repaired. Only where this is proven to be impracticable will a replacement be acceptable. In all cases a new or replacement shopfront will only be permitted if it:

- relates well to the building on which it is to be built taking into account scale, proportion, architectural design, materials and vertical alignment of the upper floors;
- takes account of the design and materials of neighbouring shopfronts so that it will fit in with the character of the streetscene;
- preserves any existing separate access to the floors above to allow them to be used for residential or other use compatible with the retail use.

Flyposting and advertisements

8.23 Flyposting – the practice of displaying advertisements without having first obtained the consent of the owner or occupier of land or premises – is unsightly and inconsistent with the Council's aim of making the District an attractive place to live in or to visit. Flyposting can also be a hazard to road safety. The Council will therefore take firm action in order to control this nuisance.

8.24 Shopkeepers clearly need to advertise their presence but a proliferation of poorly designed and incongruous signs can detract from the appearance of individual shops and shopping areas generally. Illuminated box fascias, or projecting box signs, bright primary colours and inappropriate lettering, can be visually offensive, particularly when applied in a haphazard manner. The localities listed in paragraph 8.26 are within the commercial parts of Conservation Areas where special control is justified because of the harm that could be done to the character or appearance of these areas by insensitive advertising.

8.25 Within rural areas advertisements need to be kept to a minimum to minimise any adverse impact on the character and appearance of the countryside. There may be a need however for rural businesses to advertise their presence in order to attract custom. Examples are holiday accommodation, rural crafts, public houses and tea rooms. Sympathetic consideration will be given to the needs of rural businesses in assessing applications for advertisements in rural areas.

~~**POLICY BE10** Applications for consent for advertisements under the Town and Country Planning (Control of Advertisements) Regulations 1992, will be considered in relation to their effects upon amenity and public safety. Consent will only be given where an advertisement has regard to these effects in the context of location, manner of illumination (if proposed), material composition, design and relationship to the building or structure to which they are to be affixed (if any) and to other buildings or advertisements in the vicinity. Advertisements should not detract from the architectural balance of the building on which they are situated.~~

8.26 The District Planning Authority will pursue the designation of Areas of Special Control for Advertisements in consultation with local trade organisations in the following shopping centres, contained within Conservation Areas:

- Rendezvous Street/Old High Street/Church Street/George Lane, Folkestone
- Hythe High Street
- New Romney High Street
- Lydd High Street

The Council will use its powers under the Town and Country Planning (Control of Advertisement) Regulations to remove advertisements displayed illegally within the District, and will prosecute offenders in the event that the Regulations are breached.

Housing density

8.27 The density of residential development has become increasingly relevant as a planning tool in the creation of more sustainable development. Pressure on scarce land resources coupled with a need to reduce the need to travel, especially by private car, encourage higher densities. The Council will encourage the more efficient use of land in housing development by seeking to ensure that a net density of at least 30 dwellings per hectare is achieved. Applicants will be expected to use good imaginative design to ensure that the quality of the environment and quality of the area are not compromised. Where a density of 30 dwellings per hectare would result in an unacceptable impact on the character and appearance of the site and/or its surroundings, the Local Authority will accept such lower density as can be accommodated without causing the character and quality of the area to be seriously diminished.

POLICY BE11 The Council will seek a net density of at least 30 dwellings per hectare in new residential development. Planning permission will not be granted for residential development which would cause significant harm to:

- a) The character of the site itself, including the presence of landscape features and any other features of interest;
- b) the character of the surrounding area.

Areas of Special Character

8.28 Some areas of the District are characterised by areas of special environmental quality, including detached houses in large gardens with much mature vegetation, which contribute significantly to the attractive appearance and character of their surroundings, and of important skylines. The District Planning Authority will protect such areas from development which would fail to make a positive contribution to the character and appearance of the area.

POLICY BE12 Planning permission for further development within the following Areas of Special Character as defined on the Proposals Map will not be granted if the development will harm the existing character of

that area, by reason of either a loss of existing vegetation, especially in relation to important skylines; or a greater visual impact of buildings:

- a. [the west end of Folkestone, and Radnor Cliff](#);
- b. [Julian Road/Wilton Road/Cornwallis Avenue](#);
- c. [Sunnyside Road/Brewers Hill, Sandgate](#);
- d. [Hillside Street/North Road, Hythe, and Saltwood](#);
- e. [Cannongate Road/Cliff Road/Seabrook Road, Hythe](#);
- f. [Madeira Road, Littlestone](#);
- g. [The Oval, Dymchurch](#).

Where sites are allocated for development within these areas, proposals will only be permitted if the design blends in terms of scale, mass and architectural details with the character of the surrounding area.

Other Shopping Areas shown on the Proposals Map:

- [Sandling Road, Saltwood](#)
- [Vicarage Lane, Saltwood](#)

Urban open space

8.29 Open space is an important element of the built environment, offering both opportunities for recreation and an environmental quality which adds to an area's attractiveness. Open space gives structure to the urban area and establishes a setting of landscape quality which, when retained, can preserve the character of the built environment and the level of residential amenity. Open space provides a strong visual contrast with the streetscene which is integral to the built environment's townscape value. This contrast may be fundamental to the built environment's character and particularly so in Conservation Areas. Recreational open space is protected by Policy LR9, but there are some areas where it is the value to visual amenity which is more important.

POLICY BE13 Development proposals which would result in the loss of urban open space with amenity value will only be granted where they meet the following criteria:

1. The benefits of the development proposed outweigh the loss of amenity value.
2. There is a minimal impact on the character and appearance of the locality including the openness and tree cover of the existing site.

The visual impact of, and the extent of public use and access to the site will be important considerations in evaluating the existing amenity value.

Communal gardens

8.30 The Leas and the west end of Folkestone are characterised by grandiose 19th and early 20th Century buildings arranged around private and/or communal gardens. These gardens contribute significantly to the character and quality of The Leas and Bayle Conservation Area, but are subject to development pressures. Their retention is important in maintaining the character of this part of Folkestone.

POLICY BE14 The District Planning Authority will not grant planning permission for proposals for the development of the gardens, as defined on the Proposals Map, which form part of the comprehensive layout of the west end of Folkestone.

Communal Gardens shown on the Proposals Map:

- [Augusta Gardens](#)

- [Balfour Gardens](#)
- [Clifton Crescent](#)
- [Clifton Gardens](#)
- [Grimston Gardens](#)
- [Trinity Gardens](#)
- [Adj Grand Hotel](#)
- [Westbourne Gardens](#)

Landscape and amenity

8.31 Landscaped open space significantly contributes to the quality and attractiveness of the built environment by softening the impact of development and providing a more pleasant environment within which to live and work. Planting is also important for establishing and supporting wildlife habitats in urban areas. For those reasons, the District Planning Authority attaches great importance to providing an appropriate level of landscaping as an integral part of new development and also retaining important existing landscape features. The following policies will therefore apply:

~~**POLICY BE15** The District Planning Authority will refuse planning applications unless adequate provision is made within the site for landscaping, amenity areas in accordance with Policy LR9, and the needs of nature conservation. Planning permission will not be granted unless developers can show that all open spaces have been planned to serve a recreational/amenity purpose and are not merely that part of the site made redundant by the development layout.~~

POLICY BE16 The District Planning Authority will require development proposals to retain important existing landscape features and make appropriate provision for new planting using locally native species of plants wherever possible. All full or detailed development proposals should be accompanied by a landscaping plan identifying both existing and proposed landscaping detail. The District Planning Authority will, where necessary, make any permission conditional upon a satisfactory landscaping scheme being agreed and implemented within a specified period, where such a scheme does not accompany an application.

8.32 Where existing trees make a valuable contribution to the setting or character of a site and are under threat from development proposals, the District Planning Authority will make Tree Preservation Orders to protect them if their loss would be significant in landscape, visual amenity or nature conservation terms.

POLICY BE17 Development will not be permitted if it would damage or destroy any tree protected by a TPO unless the removal of one or more trees would:

- a. be in the interests of good arboricultural practice; or unless
- b. the desirability of the proposed development outweighs the amenity value of the protected tree(s).

If the removal of one or more trees is permitted as part of a development, a condition will require that at least an equivalent number, or more, of new trees be planted either on or near the site.

8.33 On sites which are considered to be injurious to public amenity by virtue of untidiness or other condition, the District Planning Authority will take action under Section 215 of the Town and Country Planning Act 1990 to secure an improvement to the physical and visual condition of the site.

Historic parks and gardens

8.34 The District Planning Authority recognises the importance of parks and gardens of historic interest. While they have no statutory protection, the District Planning Authority wishes to protect them from harmful development. The "Historic Parks and Gardens of Kent" produced by Kent County Council in conjunction with the Kent Gardens Trust, identifies a number of gardens in Shepway with historic interest.

POLICY BE18 Planning permission will be refused where development proposals would adversely affect the site or setting of the following parks and gardens of historic interest as shown on the Proposals Map:

- [Acrise Place](#)
- [Beachborough Park](#)
- [Horton Priory](#)
- [Lympne Castle](#)
- [Port Lympne](#)

- [Saltwood Castle](#)
- [Sandling Park](#)

Area improvements

8.35 The District Council recognises the importance of improving the physical and visual quality of the environment and supports environmental improvement and facelift schemes where major enhancements in the appearance of specific buildings and streets can be achieved at relatively little cost. Apart from the immediate visual benefits, environmental improvements can increase longer term confidence in an area which encourages better maintenance and increased investment.

Urban renewal initiative

8.36 The Folkestone IMPACT Partnership is the latest in a series of urban environmental improvement programmes targeted on economic priority areas in Kent. Previous schemes have been in operation in Dover and Deal, Ramsgate and Gravesend. An urban renewal initiative has superseded the Folkestone IMPACT programme, which ran from 1997 to 1999. It is jointly funded by Kent County Council and Shepway District Council with additional funding having been secured from the Government's Single Regeneration Budget Challenge Fund Round 3 and 4, and other public and private funding partners including funds from the European Community via the Interreg II programme. Additional public and private funding will be sought throughout the lifetime of the programme. The Initiative will continue to implement the package of projects initially proposed by IMPACT.

8.37 The programme has under taken four key areas of improvement work to date:

- The Harbour area, where high quality environmental works have improved the setting as a primary focus for new investment and tourism
- Housing area action in north-east Folkestone, working with schools and local communities to achieve environmental improvements. Schemes include St Saviours Church, Canterbury Road Recreation Ground, Wood Avenue Library and Dawson Road /Foord Road Viaduct.
- Improving Links to various parts of the town, particularly where areas relate to other projects, for instance Central Library/Shellons Street.
- Shop front and building façade improvements targeted in Guildhall Street, Rendezvous Street, Grace Hill and The Old High Street.

8.38 The urban renewal initiative will continue to deliver the shop front scheme and small community based projects to be developed by the working team in consultation with other groups together with the following works:

- Central Station – a joint initiative with Connex to create an attractive, safe and accessible station, which is pleasant to use and presents a better image of the town to visitors.

Street furniture

8.39 Street furniture such as signs, seats, street lamps, bollards and railings, are a necessity in the urban streetscene which can significantly affect an area's character and appearance. Choice of street furniture is therefore extremely important, particularly within areas of special architectural or historic character, to ensure that the aesthetic quality of the streetscene is preserved or enhanced. The District Planning Authority will seek to ensure that the style of, and materials used in, street furniture provided as a consequence of new development, as part of an environmental enhancement scheme or as a highways requirement is complementary and consistent with the character of the area. Where appropriate, existing provision will be reviewed to see if there is scope for rationalisation and improvement.

Development briefs

8.40 The District Planning Authority will prepare and adopt development briefs for the sites listed below to supplement the policies and proposals of this Plan and to provide clear guidelines to developers on what would be considered acceptable development. The proposed development briefs will be prepared in consultation with landowners and other relevant parties. Development briefs have already been prepared for

sites in List A, while list B indicates sites where it is proposed to prepare briefs.

List A

1. Hawkinge Aerodrome
2. Alexandra Gardens, Folkestone
3. East Station Goods Yard, Folkestone
4. Biggins Wood
5. Tram Road
6. Range Road
7. Cheriton Parc
8. 14-16 The Old High Street, Folkestone
9. Stade East

List B

1. Cheriton Road Sports Ground/Folkestone Sports Centre
2. The Harbour and Seafront Area, Folkestone
3. Folkestone Station
4. Princes Parade,
5. Nickolls Quarry
6. Lympne Airfield (updated)

Land instability

8.41 Areas of Folkestone, Sandgate and Hythe are susceptible to land instability and problems have occurred including damage to buildings due to land slippage. In order to prevent such problems occurring on new developments, a condition will be attached to new building permissions requiring developers to obtain specialist advice on the suitability of land for development and to carry out such works as are necessary for ensuring the stability of the site or the adjoining land.

8.42 Particular land stability problems have been identified in the Encombe area. The Encombe Landslip Stabilisation Scheme was completed in 1991 and monitoring since then has shown that the engineering works are acting effectively to stabilise the landslip. However, although the situation has now been greatly improved, there can be no guarantee that further slippage will not occur in the future. Therefore, the following policy will apply:

POLICY BE19 Planning permission for development within the area defined on the Proposals Map will not be granted unless investigation and analysis is under taken which clearly demonstrates that the site can itself be safely developed and that the proposed development will not have an adverse effect on the slip area as a whole.

Land Instability area shown on the Proposals Map:

- [Land Stability area, Sandgate](#)