

Wignall, Peter

From: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Sent: 15 November 2017 11:49
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED] [REDACTED] Molden
Subject: Princes Parade - location of rising main
Attachments: 10100-GT3-00-ZZ-M3-A- 150-01 - Proposed Location Plan (11).dwg; 10100-GT3-00-ZZ-M3-A-150-01 - Proposed Location Plan (11).pdf

[REDACTED]

See attached prepared by GT3. This shows the location of the rising main (purple line) and existing road (yellow colour) in relation to the new road, promenade and leisure centre. This has helped me to get my head round this and the potential programming of this.

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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NOTE:

1. FOR DETAILED LANDSCAPE DESIGN PLEASE REFER TO DRAWINGS:

- MHS175.16-001 Landscape Proposals 1 of 2 - Rev D'
- MHS175.16-002 Landscape Proposals 2 of 2 - Rev D'
- MHS175.16-003 Landscape Elements - Rev A'

- Re aligned road layout based on drawing '617845-CIV-SK105-P2

Proposed Road Contours' provided by MLM on 01.06.17

- Canoe Centre is a separate planning application & its location is based on the drawing 'Planning Application Canoe Club' provided by Tibbalds on 06.03.17 in pdf format and as such its accuracy cannot be guaranteed.

- Finished floor levels for the external landscaping and ground floor subject to re aligned road levels and build up

NOTE:

Rationalized car park split into 2 areas.

- The eastern car park includes:
 - 39 spaces for the Leisure Centre (incl. 7 accessible spaces)
 - Circa 23 public spaces in lieu of existing spaces (incl. 2 accessible spaces) as highlighted in the traffic survey
- The western part includes:
 - 69 standard spaces for the Leisure Centre.

108 spaces are provided for the new Leisure Centre (based on Kent parking Standards) in total. All car park provision numbers provided my MLM. The car park provides 20% of spaces to include electric charging points.



This information has been based upon information supplied by third parties and as such their accuracy cannot be guaranteed. All features are approximate and subject to clarification by a detailed topographical survey, statutory service enquiries and confirmation of legal boundaries.

Do not scale this drawing. Use figured dimensions in all cases. Check all dimensions on site. Report any discrepancies to GT3 Architects before proceeding.

Rev	Description	Date	Drawn By
11	Issued to Project Manager	14/11/17	CTs
10	Issued for Planning Application	28/07/17	CTs
9	Site Location Plan updated	26/06/17	CTs
8	Issued for client review prior to planning application	14/06/17	CTs
7	Secondary splash wall moved 1m towards the south after Tibbalds feedback	07/06/17	CTs
6	Car park layout updated based on new road levels and layout	01/06/17	CTs
5	Issue revised drawings for design freeze	12/04/17	CTs
4	Car park Layout updated based on MLM road layout on 27.03.17	28/03/17	CTs
3	Leisure Centre and service road relocated 3m to the east	15/03/17	CTs
2	Embankment zone included	10/03/17	CTs
1	First Issue	06/03/17	CTs

Planning

Shepway District Council
Shepway ARC Model
Prince's Parade

Proposed Location Plan

JOB NO: 10100
DWG NO: 150-01
SCALE: 1 : 1000 @ A3
DRAWN BY: CTs

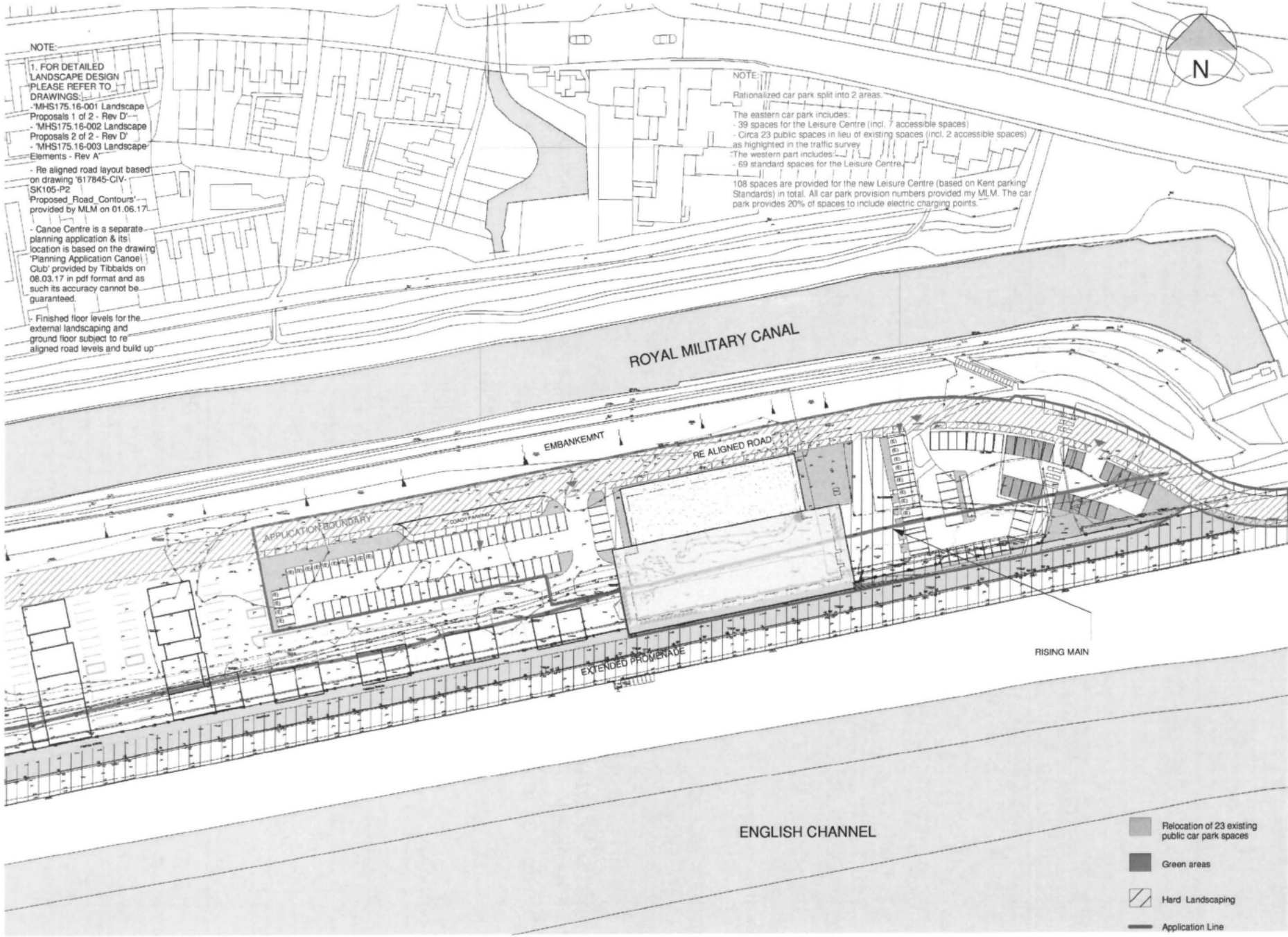
DO NOT SCALE
ALL DIMENSIONS TO BE VERIFIED ON SITE



2nd Floor, TWO
Jasmond Three Sixty
Newcastle Upon Tyne
NE2 1DB

Stanford House
19 Castle Gate
Nottingham
NG1 7AQ

1 019 1 281 7700
1 0115 9470800
info@gt3architects.com
www.gt3architects.com



ENGLISH CHANNEL

- Relocation of 23 existing public car park spaces
- Green areas
- Hard Landscaping
- Application Line

Wignall, Peter

From: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Sent: 16 November 2017 08:42
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@shepway.gov.uk; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@realestate.bnpparibas; [REDACTED]@betteridge-milsom.co.uk;
[REDACTED]@merebrook.co.uk; [REDACTED]@lloydbore.co.uk
Subject: Princes Parade - Programme
Attachments: p171116 - Programme - with comments.pdf; Programme Summary.pdf

[REDACTED]

Further to our meeting on Friday, and for your meeting today, please find attached the updated programme, as well as a summary version. The more detailed programme also includes some key points to note.

I'd welcome your comment on this before it goes into the final report. I've also copied in those people at Friday's meeting, as well as Samuel Durham at Lloyd Bore, and would ask they please to check their relevant bits.

If I could ask everyone to please provide their comments by the end of the week.

In the meantime, I will mark up the phasing plans so that Tibbalds can update these in line with the programme.

Regards

[REDACTED]

[REDACTED]

Director

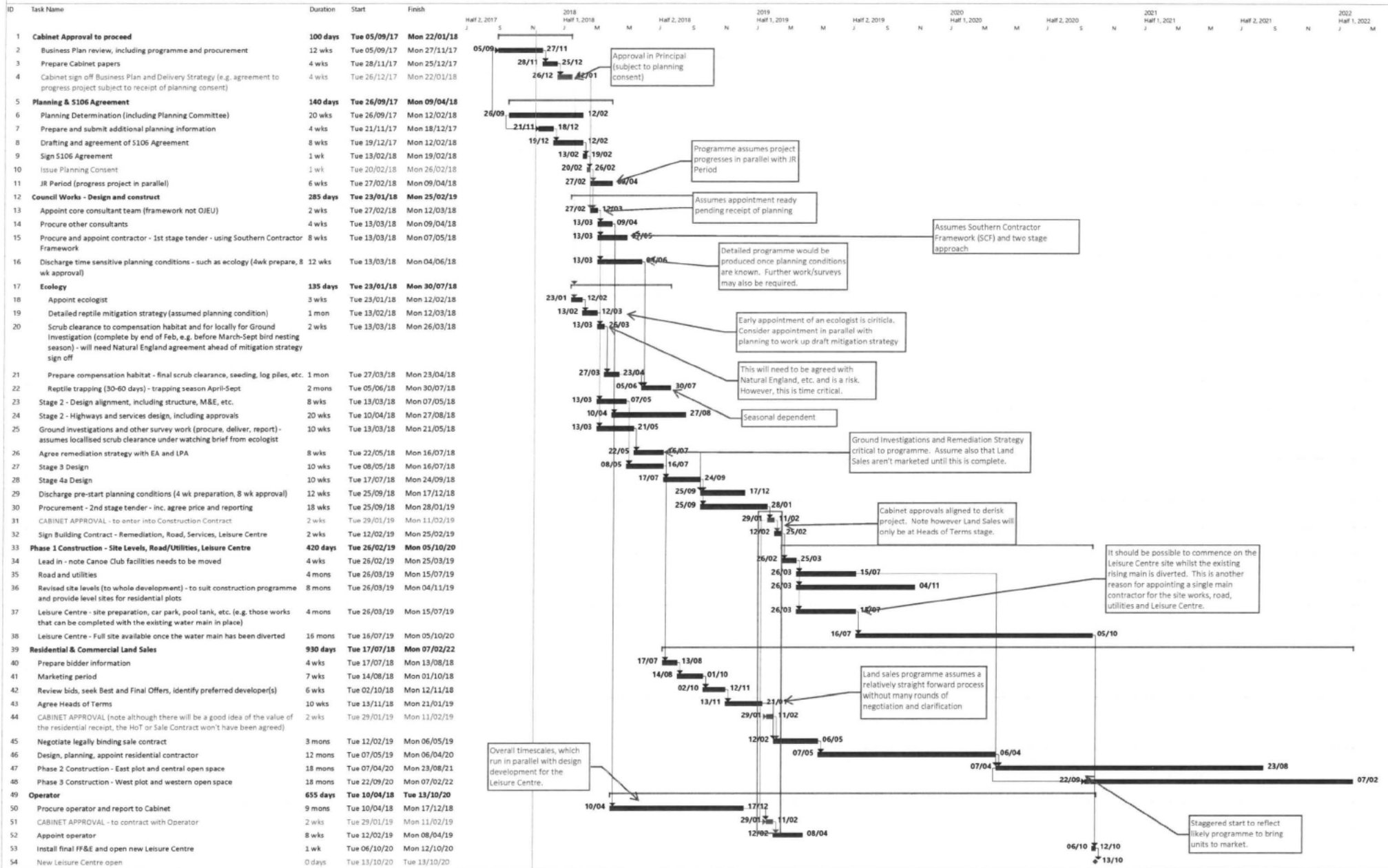
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18 Hatton Place
London
EC1N 8RU

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Princes Parade Programme



Project: p171116 - Programme
Date: Thu 16/11/17

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

Page 1

Wignall, Peter

From: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Sent: 16 November 2017 09:22
To: [REDACTED]
Cc: [REDACTED]@shepway.gov.uk
Subject: Re: Princes Parade - construction costs
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image826000.png; image789001.png; image618002.png; image914003.png; image923004.png

Thanks [REDACTED]

[REDACTED]
Director
Hadron Consulting Ltd
Mob: 07771 816429

www.hadronconsulting.co.uk

On 16 Nov 2017, at 09:21, [REDACTED] <[REDACTED]@betteridge-milsom.co.uk> wrote:

I will endeavour to.

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 16 November 2017 09:18
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade - construction costs

Thanks [REDACTED] Is it possible to provide this Monday?

[REDACTED]
Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 16 November 2017 09:16
To: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade - construction costs

[REDACTED]

Will do. Can get this completed early next week.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU

--

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 16 November 2017 09:08
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: Princes Parade - construction costs

Hi [REDACTED]

Can you please confirm the headline construction cost for the following, which it is anticipated will be carried out under one main contract:

- Earth movements/levelling works to entire development, e.g. overall planning red line and including residential plots and public realm.
- Leisure Centre and associated car parking, landscape and this section of the promenade.
- Utility diversions and new services.
- Road construction (full length and car parking at the western end).

I suggest this doesn't include contingency figures as this will be what I included in the soft market testing document.

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd

18 Hatton Place

London

EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 17 November 2017 16:07
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@shepway.gov.uk; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@realestate.bnpparibas; [REDACTED]@merebrook.co.uk;
[REDACTED]@lloydbore.co.uk
Subject: RE: Princes Parade - Programme
Attachments: image777000.png; image868001.png; image764002.png; image888003.png;
image739004.png

[REDACTED]

Further to your email below, I have reviewed your updated programme and have no further comments to make. All seems in order.

Kindest regards,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



Celebrated 30 years 1986 - 2016



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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 16 November 2017 08:42
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk;
[REDACTED]@thesportsconsultancy.com; [REDACTED]@realestate.bnpparibas; [REDACTED]
<[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@merebrook.co.uk; [REDACTED]@lloydbore.co.uk
Subject: Princes Parade - Programme

[REDACTED]

Further to our meeting on Friday, and for your meeting today, please find attached the updated programme, as well as a summary version. The more detailed programme also includes some key points to note.

I'd welcome your comment on this before it goes into the final report. I've also copied in those people at Friday's meeting, as well as Samuel Durham at Lloyd Bore, and would ask they please to check their relevant bits.

If I could ask everyone to please provide their comments by the end of the week.

In the meantime, I will mark up the phasing plans so that Tibbalds can update these in line with the programme.

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

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PURCHASE ORDER

Purchase Order No: SD00258

This order number must be quoted on all correspondence and invoices related to this order.

Purchase Order Date: 17/11/17

Page: 1 of 1

Deliver To / Execute Work At

PROPERTY & TECHNICAL SERVICES
SHEPWAY DISTRICT COUNCIL
CIVIC CENTRE
CASTLE HILL AVENUE
FOLKESTONE
KENT
CT20 2QY

Folkestone

Hythe & Romney Marsh
Shepway District Council



www.shepway.gov.uk

Supplier

BETTERIDGE & MILSOM LTD
THE OLD BAKEHOUSE
18A IVY LANE
CANTERBURY
KENT
CT1 1TU

Supplier Code:309193

[@betteridge-milsom.co.uk](mailto:info@betteridge-milsom.co.uk)

Invoice and Payment

SHEPWAY DISTRICT COUNCIL
CIVIC CENTRE
CASTLE HILL AVENUE
FOLKESTONE
CT20 2QY
Email: invoices@shepway.gov.uk

Enquiries To

[REDACTED]
[REDACTED]@shepway.gov.uk

Tel: 01303 853000

Description	Required By	Qty	UOM	Unit Price	Nett Price
Princes Parade - attendance of Princes Parade construction programme workshop 10th November 2017 (as detailed in e-mail from B&M dated 13th November)	18/11/17				120.00

Conditions of supply

The terms and conditions of supply that apply to this purchase order can be found on the council's website. Please go to <http://www.shepway.gov.uk/your-council/council-information/payments-to-suppliers>

**Total Value
(Excl. VAT)**

120.00

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 17 November 2017 17:07
To: [REDACTED]
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]
Subject: RE: Princes Parade - construction costs
Attachments: image001.png; image002.png; image003.png; image004.png; image006.png; image629000.png; image859001.png; image696002.png; image803003.png; image621004.png

[REDACTED]

- Earth movements/levelling works to entire development, e.g. overall planning red line and including residential plots and public realm. = £ [REDACTED]
- Leisure Centre and associated car parking, landscape and this section of the promenade. = £ [REDACTED]
- Utility diversions and new services. = £ [REDACTED]
- Road construction (full length and car parking at the western end). = inc last

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



Celebrated 30 years 1986 - 2016



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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 17 November 2017 16:41
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade - construction costs

Hi [REDACTED] Can you also confirm the breakdown for each element as per my original email (or similar headings to suit your cost plan build up). Thanks.

Regards

[REDACTED]
[REDACTED]
Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 17 November 2017 16:26
To: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade - construction costs

[REDACTED]
The items you note below are a combination of what we have referred to as Phase 1 & 2 in our Phasing Cost Report.

Construction Works Estimate total is **£20,263,000**.

For clarity, this includes construction costs, main contractor prelims, OHP etc. but excludes 10% risk allowance and any contractor side Design/Survey fees.

I trust this assists.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]

Sent: 16 November 2017 09:08

To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>

Cc: [REDACTED]@shepway.gov.uk

Subject: Princes Parade - construction costs

Hi [REDACTED]

Can you please confirm the headline construction cost for the following, which it is anticipated will be carried out under one main contract:

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- Leisure Centre and associated car parking, landscape and this section of the promenade.
- Utility diversions and new services.
- Road construction (full length and car parking at the western end).

I suggest this doesn't include contingency figures as this will be what I included in the soft market testing document.

Regards

[REDACTED]

[REDACTED]

Director

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18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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Wignall, Peter

From: [REDACTED] <Lee.Walker@shepway.gov.uk>
Sent: 22 November 2017 15:21
To: [REDACTED]
Subject: Automatic reply: Princes Parade cost plan

Thank you for your email.

Please note I am unavailable until Thursday 23 November and will not have access to my emails until then. For urgent issues please contact [REDACTED] on [REDACTED] or email [REDACTED]@shepway.gov.uk

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 23 November 2017 11:30
To: [REDACTED]
Subject: RE: Princes Parade cost plan
Attachments: Princes Parade projects costs November 2017 a.xlsx; CIL form.pdf

[REDACTED]

Further to our discussion please find attached a spreadsheet setting out the expenditure incurred on the Princes Parade project since early 2016. This is based on purchase orders rather than actual expenditure but in terms of money spent I would estimate the following :-

- From the £501K Stage 1 Planning Application Costs I would estimate that £30K is still outstanding.
- From the £114K Non planning expenditure I would estimate that about £15K is still outstanding.
- The post submission costs are still to pay and as you can see there is some further work to commission, as outlined in red.

The Council made a specific budget allocation for these fees. The additional fees to take the design to RIBA Stage 4a will need to be released when the business plan is approved by Cabinet.

In terms of CIL the site falls in Zone C with the residential gross internal area chargeable at £100 sq.m. As discussed I would assume that the CIL liability would transfer to the developer of the residential parcels (probably in two tranches if we dispose of the land as two parcels) and kick in following the approval of reserved matters and the commencement of development in accordance Shepway District Council Community Infrastructure Levy (CIL) Installments Policy (June 2016), as below :-

*3) Where the chargeable amount is over £100,000, an approach based on each phase of a development will be allowed requiring three installments:
Therefore, for each phase of a development:*

- *The first instalment representing 25% of the chargeable amount will be required within 60 days of the commencement date;*
- *The second instalment representing 25% of the chargeable amount will be required within 180 days of the commencement date; and*
- *The third instalment representing 50% of the chargeable amount will be required within 360 days of the commencement date.*

I also attach a copy of the CIL form submitted with the planning application and will seek to confirm the above with the case officer when he is available.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED]@shepway.gov.uk

www.shepway.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]

Sent: 22 November 2017 15:20

To: [REDACTED]

Cc: [REDACTED]@hadronconsulting.co.uk; [REDACTED]@thesportsconsultancy.com; sophie@thesportsconsultancy.com; Walker, Lee; Hall, Leigh

Subject: RE: Princes Parade cost plan

[REDACTED]

We are currently putting together the Project Cash Flow Forecast, based on the programme provided by [REDACTED] and based on Phases 1-2 project costs (equating to £26.8M). The £26.8M concurs with costs included in your financial model at present.

To allow us to complete, we would ask the following queries:-

1. Please confirm what has already been expended on this project, as we will need to take this into account.
2. We have included expense of CIL based on development, and would seek clarity that Shepway DC, will be charging Shepway DC for this. We would like to understand when this might be liable (should be at commencement of development)

Please call, if you need to.

Best wishes,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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From: [redacted]@shepway.gov.uk [mailto:[redacted]@shepway.gov.uk]
Sent: 20 November 2017 14:51
To: [redacted] <[redacted]@betteridge-milsom.co.uk>
Cc: [redacted] <[redacted]@betteridge-milsom.co.uk>; [redacted]@shepway.gov.uk;
[redacted]@hadronconsulting.co.uk; [redacted]@thesportsconsultancy.com; [redacted]@thesportsconsultancy.com;
[redacted]@shepway.gov.uk; leigh.hall@shepway.gov.uk
Subject: RE: Princes Parade cost plan

[redacted]

Further to our discussion please find attached a copy of the financial model prepared by The Sports Consultancy. I have added figures related to the funding of the scheme (the assumptions underpinning them will require further testing). It is intended to develop two or three funding scenarios in order to establish the potential range of internal/external borrowing that SDC may need to put in place. Useful if you could add your cash flow forecast for phases 1 to 4. Clearly this assumes an annual projection. Were you intending to do something more detailed?

Thanks

[redacted]

[redacted]
Strategic Development Projects Manager
t: [redacted]
m: [redacted]
f: [redacted]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
E: [redacted]@shepway.gov.uk
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From: [redacted] [mailto:[redacted]@betteridge-milsom.co.uk]

Sent: 20 November 2017 14:14

To: [redacted]

Cc: [redacted]

Subject: RE: Princes Parade cost plan

[redacted]

On the latest Viability Cost Appraisal (11/10/17) it is included as Phase 4. The word "EXCLUDED" is a hangover from previous discussions, but the cost is actually included throughout the report.

Once you have information from [redacted] let us know and we can update further. It would also be worth checking to align with Hadron's phasing/programme report. [redacted] has asked us to include a cash flow forecast, which we can do. Assume we can add to hourly rate at present.

Thanks,

[redacted] | BSc. MRICS
Director

T. [redacted]
E. [redacted]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [redacted]@shepway.gov.uk [mailto:[redacted]@shepway.gov.uk]

Sent: 20 November 2017 12:37

To: [redacted] <[redacted]@betteridge-milsom.co.uk>

Subject: Princes Parade cost plan

█

One things I noticed when looking through the cost plan is that the at line 4.00 of Appendix A the Boutique Hotel and Restaurant is marked at excluded. The cost (£1.9 million) is however included in the summary of the phase 4 costs that leads to the total of £34 million included in the front part of the report. I presume this therefore just needs amending?

We will also need to add in some costs related to heritage mitigation that I am discussing with our heritage consultant █. I will be in touch about these shortly.

█

█

Strategic Development Projects Manager

t: █

m: █

f: █

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Shepway District Council

Community Infrastructure Levy (CIL): Charging Schedule

June 2016

Folkestone

Hythe & Romney Marsh
Shepway District Council



1) Background

This Charging Schedule sets out the Community Infrastructure Levy (CIL) charges that apply in Shepway District Council's administrative area.

CIL is a non negotiable standard rate that developers will need to pay on different types of development in different parts of the District, as set out by the Charging Schedule. Funds collected through CIL must be spent on the Infrastructure (types or projects) identified by the Council's Regulation 123 list, which is published alongside the Charging Schedule.

Following two rounds of public consultation, the CIL Charging Schedule was submitted for independent examination during August 2015, with the Inspector's report of 3rd March 2016, concluding that it provides an appropriate basis for the collection of the levy in the District.

The Charging Authority

The Charging Authority is Shepway District Council.

Date of Approval

This Charging Schedule has been considered and approved by the Council at its meeting of the 20th July 2016.

Date of Effect

The date for the Charging Schedule to come into effect is 1st August 2016

Statutory Compliance

This CIL Charging Schedule has been prepared and published in accordance with the Community Infrastructure Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

2) CIL Rates and Charging Zones

The following tables and location maps at appendices 1 to 4, detail the CIL rates and zones for Shepway District Council's administrative area:

Table 1: Residential Developments (C3 & C4 uses, including sheltered accommodation)	
Zone (as per maps at appendices 1 & 2)	CIL rate /£ per sq m
A	£0
B	£50
C	£100
D	£125

Table 2: Retail Developments		
Zone	Development (A1 to A5 uses)	CIL rate / £ per sq m
Folkestone Town Centre Area (appendix 3)	All convenience and comparison retail and other development akin to retail	£0
Rest of district	Supermarkets, superstores, and retail warehousing (net retail selling space of over 280 sq m) (a & b)	£100
Rest of district	Other large scale development akin to retail (net retail selling space of over 280 sq m) (c)	£100
Rest of district	Other retail development and developments akin to retail (net retail selling space up to 280 sq m)	£0

Notes
a) Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.
b) Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.
c) Includes sui generis uses akin to retail including petrol filling stations; selling and/or displaying motor vehicles; and retail warehouse clubs.

Table 3: Strategic & Key Development Sites		
Core Strategy Local Plan policies (appendix 4)	Development (A, B, C & D uses)	CIL Rate / £ per sq m
SS6	Folkestone Harbour & Seafront	£0
SS7	Shorncliffe Garrison	£0
CSD8	New Romney Masterplan	£0
CSD9	Sellindge	£0

Note: The Council considers that the above strategic & key development sites are more appropriately addressed by s106, given their scale and stage in the planning process.

Table 4: All Other Developments not Addressed by Tables 1, 2 & 3 (B, C1, C2 & D uses)	
Other	CIL Rate – per sq m
All other developments (district wide)	£0

3) Calculating CIL Payments on Liable Developments

CIL is charged according to the rates stated in a Local Authority's Charging Schedule on the:

- The net additional gross internal floorspace of all new residential units, regardless of their size; and
- The erection of, or extensions to, other buildings creating over 100 sq m net new additional gross internal floorspace.

Shepway District Council will calculate the amount of CIL payable ('the chargeable amount') in accordance with Regulation 40 of the CIL Regulations, 2010 (as amended).

Index Linking CIL Rates to Inflation

In accordance with part 5 of the CIL Regulations 2010 (as amended), CIL rates are subject to indexing using the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) BCIS all in tender prices index. This will be applied on each anniversary of the introduction of CIL. Notification of this annual indexing will be published on the Council's website.

Exemptions from CIL

The CIL Regulations 2010 (as amended) set out the exemptions for paying CIL and stipulate that the types of development listed as follows will not be liable for CIL:

- Minor development of less than 100 sq. m. net additional gross internal floorspace, unless it results in the creation of new additional dwelling(s);
- Full relief is applied on all those parts of chargeable development that are to be used as social/affordable housing (Criteria set out in Regulation 49/49A);
- All forms of residential development including annexes and extensions which are built by 'self builders';
- A registered charity landowner will receive full relief from their portion of the liability where the chargeable development will be used wholly or mainly for charitable purposes (Regulation 43-48);
- The conversion of or works to a building in lawful use that affects only the interior of the building;
- Mezzanine floors of less than 200 sq m inserted into an existing building, unless they form part of a wider planning permission which seeks to provide other works;
- Development of buildings and structures into which people do not normally go into or enter under limited circumstances (for example an electricity sub-station or wind turbine) (Regulation 5(2));
- Vacant buildings brought back into the same use (Regulation 40) – buildings must have been in use for six continuous months out of the last three years for the levy to apply only to the net additional floorspace;

- Development granted planning permission before the date that CIL is formally adopted and built out before the expiry of the planning consent;
- When the resulting CIL is calculated as £50 or less, then a CIL payment will not be charged by the Council.

CIL Payment by Instalments

Payment of CIL is due from the date of commencement of the liable development. The default position set by the CIL Regulations is that the whole amount must be paid within 60 days of commencement, unless a discretionary instalments policy is offered. Shepway District Council will operate an instalments policy, the terms of which are published alongside the adopted Charging Schedule.

CIL Payments in Kind Policy

The CIL Regulations provide a local authority with the discretion to accept land, buildings or infrastructure payments, as all or part of a CIL payment due in respect of a liable development. This will be subject to negotiation with the Council and the value of the payment in kind will be determined by the District Valuer (at the cost of the developer). Shepway District Council will operate a discretionary payments in kind policy, the terms of which are published alongside the adopted Charging Schedule.

Discretionary Relief from CIL

The CIL Regulations allow a Charging Authority to permit discretionary relief from CIL, in the form of discretionary charitable relief, and discretionary exceptional circumstances relief. At this stage however, Shepway District Council does not intend to offer any discretionary relief from CIL.

4) Monitoring and Review

Collection and spending of CIL funds will be reported regularly through the Annual Monitoring Report (AMR) process. Unless economic or other circumstances change significantly in the intervening period, the Council does not anticipate a review of CIL for 3 years after the date of adoption. The Council's monitoring and review framework will also consist of:

- Reporting of the level of housing market activity and development in the Council's AMR.
- Tracking of funding coming forward to meet infrastructure from CIL and other sources.
- A continuation of existing section 106 monitoring systems.

Appendices 1 to 4: CIL Charging Zones

Appendix 1A: Residential Zone – including Lydd

Appendix 1B1: Residential Zone – Romney Marsh, including New Romney

Appendix 1B2: Residential Zone – Hawkinge

Appendix 1C: Residential Zone – including Hythe

Appendix 1D: Residential Zone – North Downs

Appendix 2: Folkestone Residential Zones

Appendix 3: Folkestone Town Centre Retail & Commercial Area

Appendix 4: Core Strategy Local Plan Strategic & Key Development Sites

- Folkestone Harbour & Seafront (Core Strategy Local Plan Policy SS6)
- Shorncliffe Garrison (Core Strategy Local Plan Policy SS7)
- New Romney Masterplan Sites (Core Strategy Local Plan Policy CSD8)
- Sellindge (Core Strategy Local Plan Policy CSD9)

Larger scale appendices 1 to 4 charging zone maps are available on the Council's website at:

<http://www.shepway.gov.uk/planning/planning-policy/community-infrastructure-levy>

Appendix 1A: Zone A CIL charging zones for residential developments.



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Appendix 1 B1: Zone B CIL charging zones for residential developments. (Romney Marsh)



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Appendix 1 B2: Zone B CIL charging zones for residential developments. (Hawkinge)



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Appendix 1C: Zone C CIL charging zones for residential developments.



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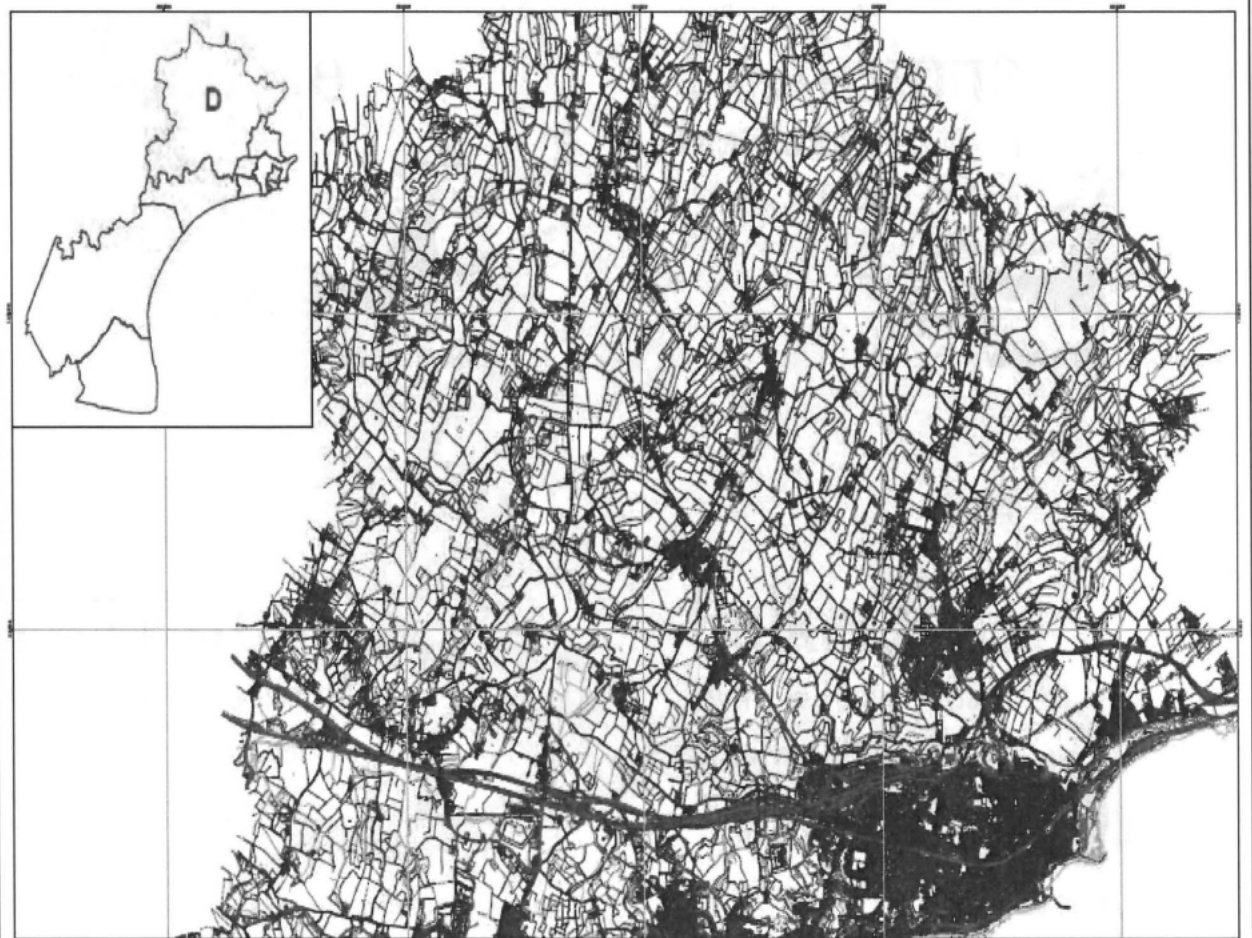
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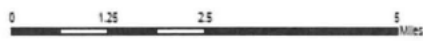


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Appendix 1D: Zone D CIL charging zones for residential developments.



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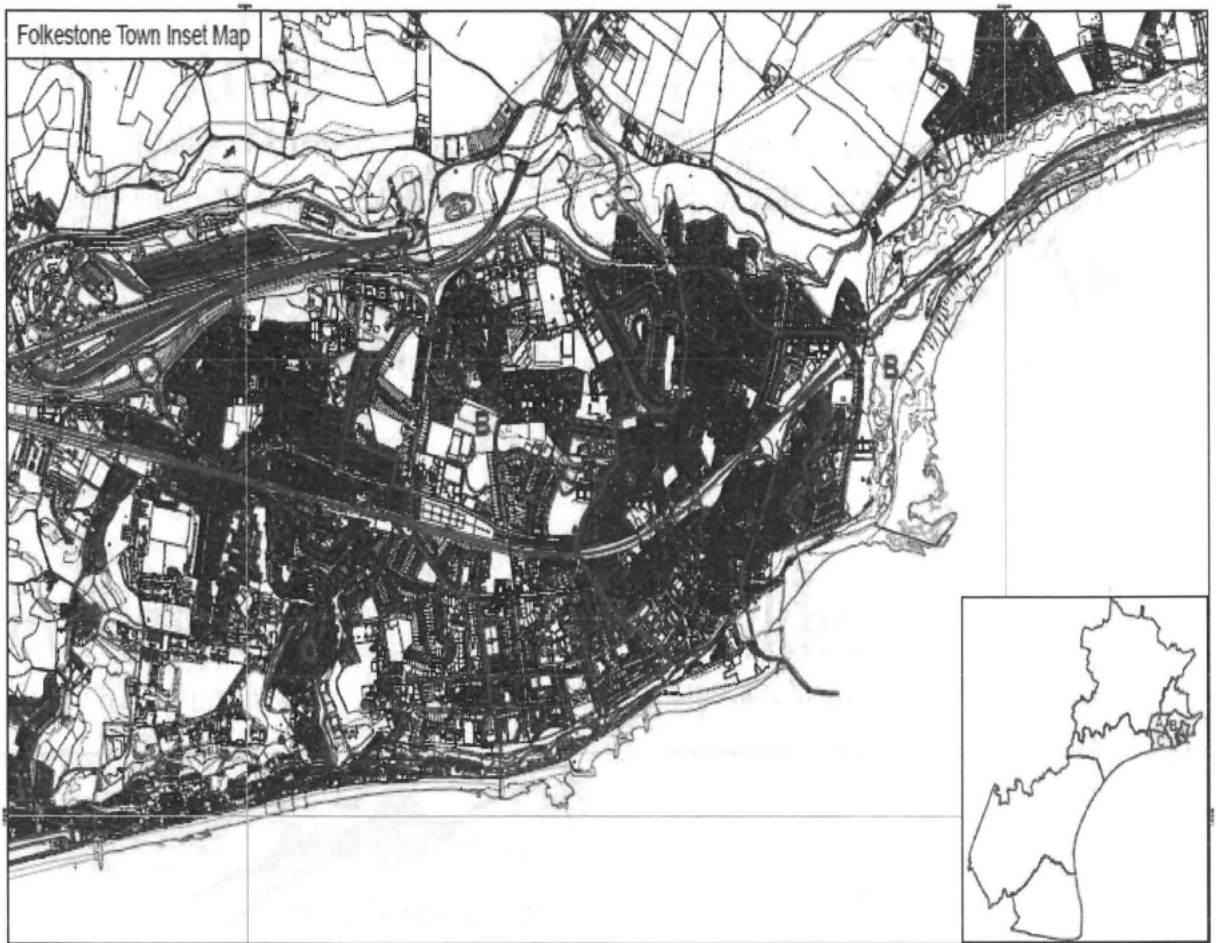


N



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Appendix 2A: CIL charging zones for residential developments.



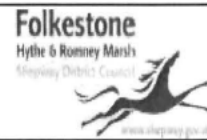
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Appendix 3: Folkestone Town Centre Retail & Commercial Area.



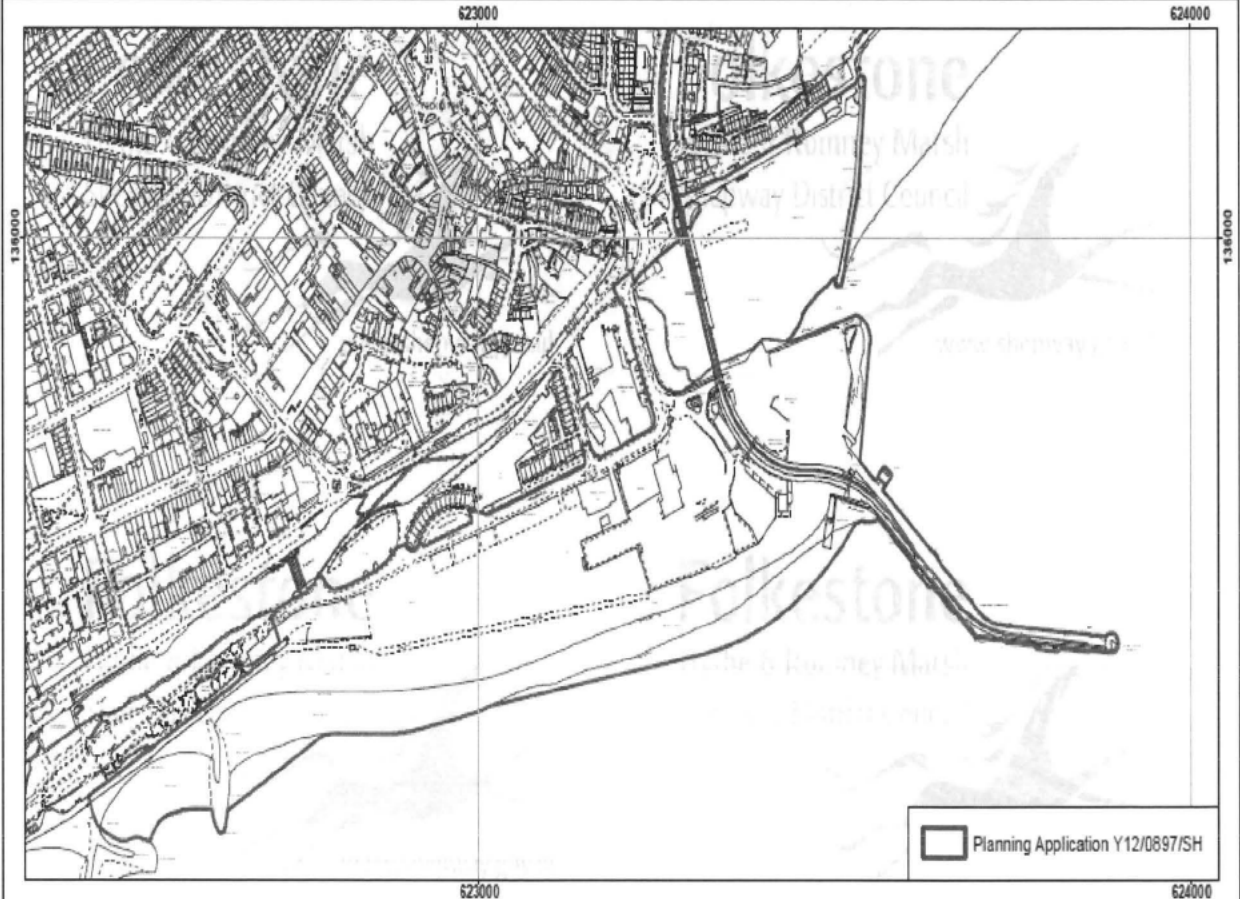
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Appendix 4: Core Strategy Local Plan Strategic & Key Development Sites

Folkestone Harbour & Seafont (Core Strategy Local Plan Policy SS6)

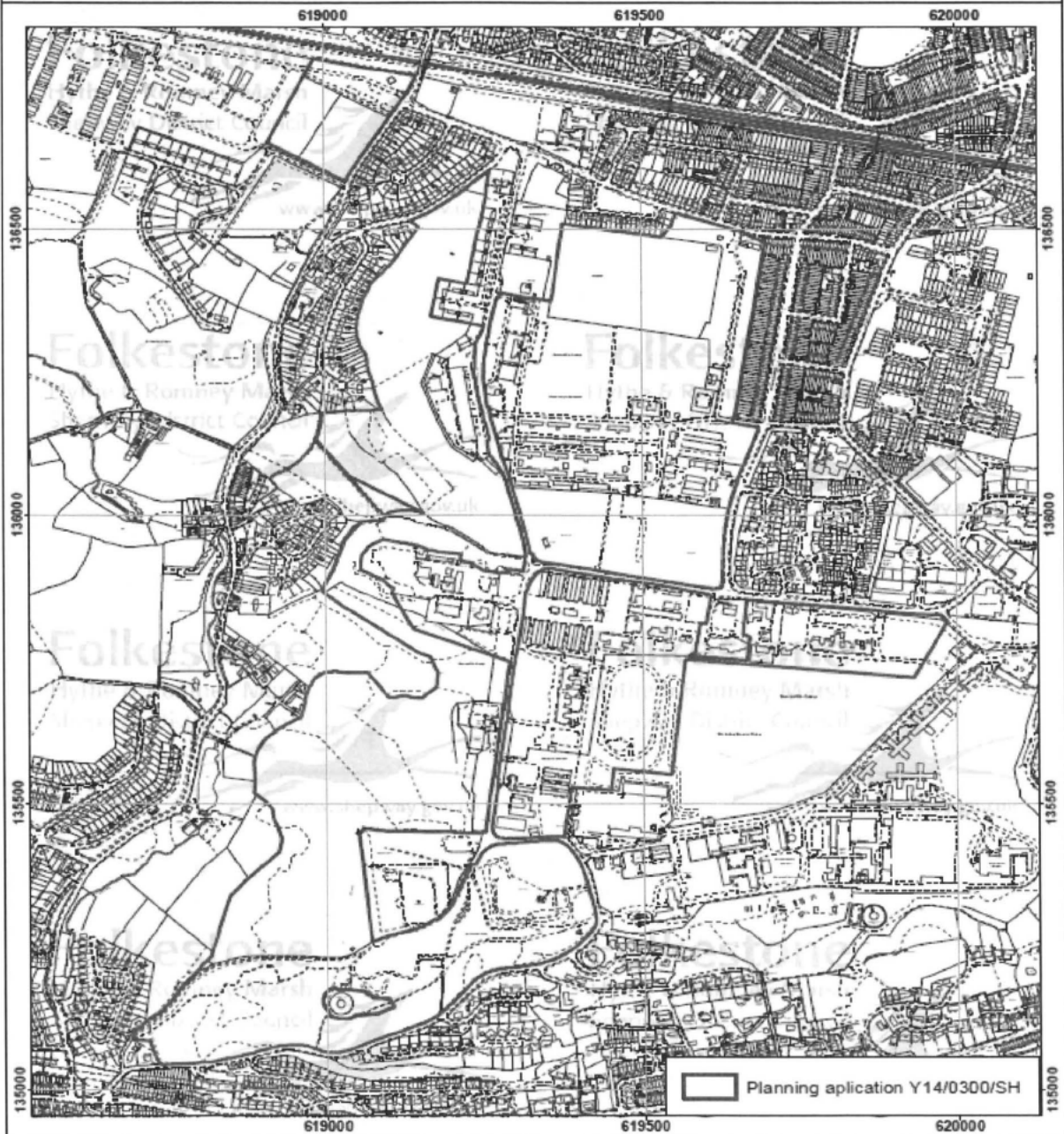


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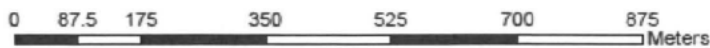


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Shorncliffe Garrison (Core Strategy Local Plan Policy SS7)

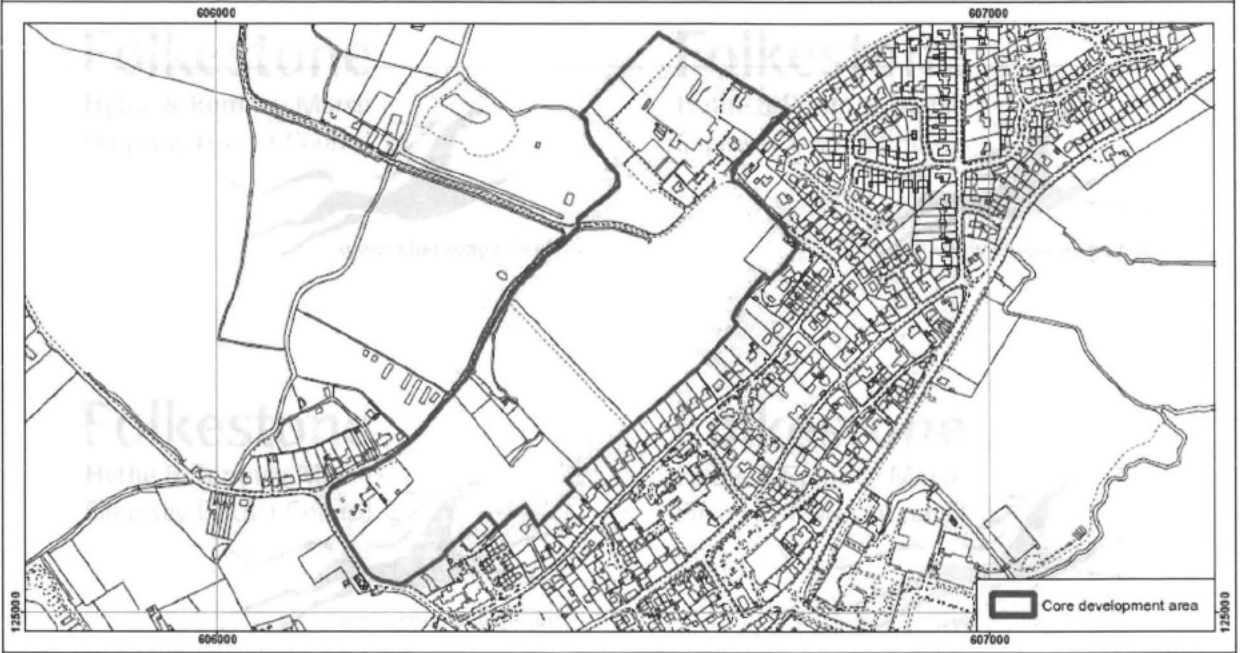


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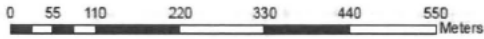


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New Romney Masterplan Sites (Core Strategy Local Plan Policy CSD8)



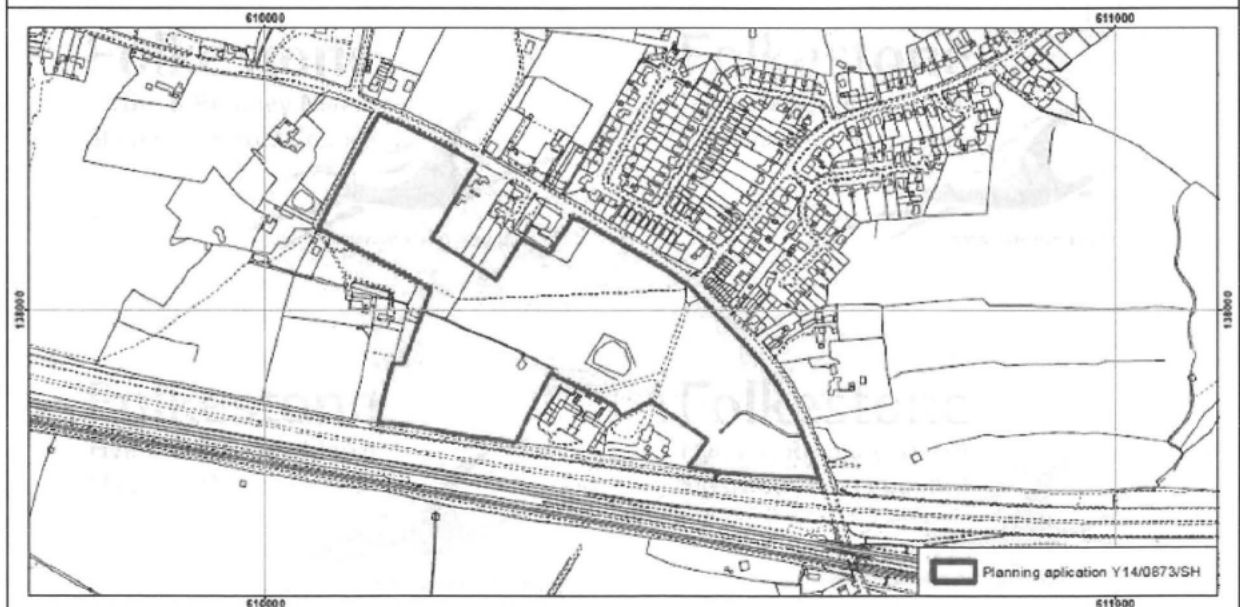
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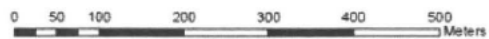
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Sellindge (Core Strategy Local Plan Policy CSD9)



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For further information on CIL please contact the Planning Policy Team

Planning Policy Team
Shepway District Council
Civic Centre
Castle Hill Avenue
Folkestone
Kent CT20 2QY

planning.policy@shepway.gov.uk

Tel: 01303 853000

This publication and further information on CIL, including information on the Regulation 123 List, Instalments policy, discretionary Payment in Kind policy, and larger scale charging zone maps, is available on the Council website:

<http://www.shepway.gov.uk/planning/planning-policy/community-infrastructure-levy>

Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at** http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief..

1. Application Details

Applicant or Agent Name:

Planning Portal Reference
(if applicable):

Local authority planning application number
(if allocated):

Site Address:

Princes Parade Promenade,
Princes Parade,
Hythe,
Kent CT21 6AQ

Description of development:

"Outline planning permission for comprehensive mixed use development comprising a 2,961sqm leisure centre (Use Class D2), 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/café 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. Within the outline application full details are submitted for the means of access, layout, scale, appearance and landscaping for the leisure centre and its associated parking, open spaces and children's play facility."

Please note that the residential and commercial floorspace figures included in this CIL form are indicative floorspace figures based on the outline scheme and will be confirmed at the relevant reserved matters stages.

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.

2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

c) None of the above

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from www.planningportal.gov.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered yes to c) please also complete a CIL Form 7- '**Self Build Exemption Claim Form: Part 1**' available from www.planningportal.gov.uk/cil. Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes No

If you have answered yes to d) please also complete either CIL Form 8 - '**Self Build Residential Annex Exemption Claim Form**' or CIL Form 9 - '**Self Build Extension Exemption Claim Form**' available from www.planningportal.gov.uk/cil. Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy

5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	0	0	14,154	14,154
Social Housing, including shared ownership housing (if known)	0	0	3,724	3,724
Total residential floorspace	0	0	17,878	17,878
Total non-residential floorspace	0	0	4,530	4,530
Total floorspace			22,408	22,408

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace							

7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?** If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Matthew Shillito

Date (DD/MM/YYYY). Date cannot be pre-application:

23/08/2017

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

App. No:

Subject
Ecology
Flood Risk and Drainage Strategy
Architect (1) - Masterplan
Architect - ARC to RIBA Stage 3
Planning consultant (inc. Socio-economic)
Environmental Consultant (Environmental Statement)
Lighting (appendix to Environmental Statement)
Topo
Topo - detailed
Highways
Highways pre application advice
Heritage
Landscape Architect (LVIA)
Contamination and ground conditions
Utilities
Planning pre-app
Media/consultation
Design Panel Review
Historic England pre-application advice
Capacity Options - April 2016 Cabinet
Further options testing - December 2016
Landscaping for ARC
Further ground conditions survey work
Consultant consultation attendance
Arboricultural statement
Energy strategy and external lighting report
Planning application legal advice
Additional topographic survey at eastern end
3d road modelling
UXO
Viability Assessment
Review of phasing option prepared by Tibbalds
Town Centre sequential test and impact assessment
Sub total
Other non-planning application preparation costs (committed)
Restrictive Covenant Indemnity
Construction Design Management (CDM)
Sailing Club Valuation
Viability
Cost plan for ARC
Costings for road alignment
Overall scheme cost plan

Residential/commercial disposal advice
Leisure Consultant
Leisure Centre Business Case
Phased cost plan
Stopping up order application drawings
Planning Application
Post submission social media campaign
Construction programme workshop
Sub total
Planning application post submission costs
Heritage planning application response
Planning - planning application response
Highways and Transport - planning application response
Ecology - planning applicatino response
Residential soft market testing
Ecological mitigation strategy
Contamination mitigation
Noise assement
Nickolls Quarry feasibility assessment
Princes Parade capital cash flow assessment
Sub total
Total

Consultant	Cost
Stage 1 Planning Application Preparation Costs	
Lloyd-Bore	23440
Herrington Consulting	9778
Tibbalds	150725
GT3 Architects	100064
Tibbalds	68050
Tibbalds/Peter Radmall	23000
Elementa	7500
JC White	4000
JC White	6080
MLM	13600
KCC	2000
Martin McKay	2475
Lloyd Bore	11710
Idom Merebrook	5784
Peter Brett Associates	5484
SDC Planning	3360
Edwards Harvey	18328
Design South East	4025
Historic England	1600
Tibbalds	2500
Tibbalds	4872
Mark Hanton Studio	5700
Idom Merebrook	4119
MLM/Idom Merebrook	3060
Lloyd Bore	
Building Services Design	4340
Landmark Chambers	7400
JC White	845
MLM	1100
1st Line Defence	950
Savills	2000
Betteridge and Milsom	500
Q & A Planning	3600
	501989
Countrywide Legal Indemnities	15000
Betteridge and Milsom	11500
Savills	380
Savills	3800
Betteridge and Milsom	1500
Betteridge and Milsom	500
Betteridge and Milsom	2100

BNP Paribas	8500
Strategic Leisure	2500
The Sport Consultancy	13975
Betteridge and Milsom	2500
MLM	2500
SDC Planning	31207
Edwards Harvey	17996
BNP, Merebrook, B&M	870
	114828

Martin McKay	600
Tibbalds	
MLM	2600
Lloyd Bore	
BNP Paribas	
Lloyd Bore	
Idom Merebrook	
B&M, Hadron	
B&M	
	3200
	620017

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 30 November 2017 09:21
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]@hadronconsulting.co.uk
Subject: RE: Princes Parade cost plan
Attachments: image001.png; image002.png; image003.png; image004.png; image010.png; image011.png; image012.png; image013.png; image014.png

[REDACTED]

I agree we should go with that approach. The budget used to fund the planning application, business case etc. was agreed by the Council a couple of years ago. The consideration of the full business plan in the new year, of which the cost plan forms a part, will allow Cabinet to take a decision to release the necessary funding to deliver the project.

[REDACTED]

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]
m: [REDACTED]
f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED]@shepway.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 30 November 2017 08:23
To: [REDACTED]; [REDACTED]@hadronconsulting.co.uk
Cc: [REDACTED]; [REDACTED]
Subject: RE: Princes Parade cost plan

[REDACTED]

Yes. That is [REDACTED] suggestion, which I do not disagree with, assuming the budget for the £620K is clearly not part of this project budget going forward.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



Celebrated 30 years 1986 - 2016



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 30 November 2017 08:21
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@hadronconsulting.co.uk
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade cost plan

[REDACTED]

Is the suggestion that the £620K spent to date, rather than be included in the fees, be added to the risk allowance? The total project cost therefore remains the same but with a greater contingency?

Thanks

[REDACTED]

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]
m: [REDACTED]
f: [REDACTED]

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From: [redacted] [mailto:[redacted].gannaway@betteridge-milsom.co.uk]
Sent: 30 November 2017 07:59
To: [redacted]
Cc: [redacted]
Subject: RE: Princes Parade cost plan

[redacted]

Email noted. I have spoken to [redacted] yesterday PM, and subject to some information his end, we plan to update the cost plan and cashflow, as there are some other "wins".

[redacted] note comment below re "spent to date". Please confirm how we should proceed on this basis.

Thanks,

[redacted] | BSc. MRICS
Director

T. [redacted]
E. [redacted]@betteridge-milsom.co.uk

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From: [redacted] [mailto:[redacted]@hadronconsulting.co.uk]
Sent: 30 November 2017 07:45
To: [redacted] <[redacted]@betteridge-milsom.co.uk>
Cc: [redacted]@shepway.gov.uk; [redacted] <[redacted]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade cost plan

[redacted]

No idea where I got that number from either – looks like I merged a couple of different ones! I can see where your numbers come from now. Thanks for clarifying.

Re the money spent to date. It would be good if this does come from another budget, as this would see the contingency allowance in the cost plan increased to give some breathing space, as 10% is a little on the light side in my view at this stage of the project and given the sizable risks there currently are.

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 29 November 2017 09:10
To: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Cc: [REDACTED]@shepway.gov.uk; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade cost plan

[REDACTED]

The total of Phase 1 & 2 is £26,817,653 (not sure where you are getting £26,084,533 from); this included an allowance of £1,184,642 for CIL (Levy) provision.

However, the CIL levy would actually be payable by the Housing Developers, and not the Council. Therefore, the total of Phase 1 / 2 is **£25,633,011**. The CIL was included in Phase 1 of our report at the time, as it was not clear if this would be paid for by Council or Developer. The CIL cost would theoretically come off of the Developers bottom line, and we are not clear if this has been factored in regards to land sales costs. Therefore we left CIL in Phase 1 cost, but not expecting a expenditure and the bottom line would still be applicable.

Regarding the £620K spent, our project cost plans include costs from RIBA 1 onwards, so include previously spent costs.

We can adjust our report as necessary. [REDACTED] – please let us know if you would like us to adjust.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 29 November 2017 08:49
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade cost plan

Hi [REDACTED]

Can I please check a couple of things:

- Where does the £25,633,011 come from? The attached shows £26,084,533.
- I understood from [REDACTED] that the £620k spent to date has been separately allocated and don't come out of the total figure, but have copied [REDACTED] in for confirmation of this.

Regards

[REDACTED]
Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 28 November 2017 09:29

To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@shepway.gov.uk; [REDACTED]
<[REDACTED]@hadronconsulting.co.uk>; [REDACTED]@thesportsconsultancy.com; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@shepway.gov.uk; leigh.hall@shepway.gov.uk
Subject: RE: Princes Parade cost plan

[REDACTED]

I attach our cash flow model for the above scheme. Please note the following:-

1. We have included "spend to date" as £620,017.
2. The cashflow has been tracked against the current programme prepared by Hadron.
3. The overall cost spend of £25,633,011, is based on Phase 1 and Phase 2 costs within our current cost report. This sum excludes the CIL Provision of £1,184,552 as it would be paid by the developers as part of the plot purchase.
4. We have not included costs for Phases 3 and 4 as these will be costs expended by the residential developers.

I trust the above is as expected, but if you need further input, or have any queries please do not hesitate to contact me.

Kindest regards,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 20 November 2017 14:51
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@shepway.gov.uk;
[REDACTED]@hadronconsulting.co.uk; [REDACTED]@thesportsconsultancy.com; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@shepway.gov.uk; leigh.hall@shepway.gov.uk
Subject: RE: Princes Parade cost plan

[REDACTED]

Further to our discussion please find attached a copy of the financial model prepared by The Sports Consultancy. I have added figures related to the funding of the scheme (the assumptions underpinning them will require further testing). It is intended to develop two or three funding scenarios in order to establish the potential range of internal/external borrowing that SDC may need to put in place. Useful if you could add your cash flow forecast for phases 1 to 4. Clearly this assumes an annual projection. Were you intending to do something more detailed?

Thanks

██████

████████████████████

Strategic Development Projects Manager

t: ██████████

m: ██████████

f: ██████████

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From: ██████████ [mailto:█████████@betteridge-milsom.co.uk]

Sent: 20 November 2017 14:14

To: ██████████

Cc: ██████████

Subject: RE: Princes Parade cost plan

██████

On the latest Viability Cost Appraisal (11/10/17) it is included as Phase 4. The word "EXCLUDED" is a hangover from previous discussions, but the cost is actually included throughout the report.

Once you have information from ██████████ let us know and we can update further. It would also be worth checking to align with Hadron's phasing/programme report. ██████████ has asked us to include a cash flow forecast, which we can do. Assume we can add to hourly rate at present.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 20 November 2017 12:37
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: Princes Parade cost plan

[REDACTED]

One things I noticed when looking through the cost plan is that the at line 4.00 of Appendix A the Boutique Hotel and Restaurant is marked at excluded. The cost (£[REDACTED] million) is however included in the summary of the phase 4 costs that leads to the total of £[REDACTED] million included in the front part of the report. I presume this therefore just needs amending?

We will also need to add in some costs related to heritage mitigation that I am discussing with our heritage consultant Martin McKay. I will be in touch about these shortly.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 28 November 2017 09:29
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@hadronconsulting.co.uk; [REDACTED]@thesportsconsultancy.com; sophie@thesportsconsultancy.com; Lee.Walker@shepway.gov.uk; leigh.hall@shepway.gov.uk
Subject: RE: Princes Parade cost plan
Attachments: Princes Parade - Cashflow 281117.pdf

[REDACTED]

I attach our cash flow model for the above scheme. Please note the following:-

1. We have included "spend to date" as £ [REDACTED]
2. The cashflow has been tracked against the current programme prepared by Hadron.
3. The overall cost spend of £ [REDACTED] is based on Phase 1 and Phase 2 costs within our current cost report. This sum excludes the CIL Provision of £ [REDACTED] as it would be paid by the developers as part of the plot purchase.
4. We have not included costs for Phases 3 and 4 as these will be costs expended by the residential developers.

I trust the above is as expected, but if you need further input, or have any queries please do not hesitate to contact me.

Kindest regards,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>

Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@shepway.gov.uk;
[REDACTED]@hadronconsulting.co.uk; [REDACTED]@thesportsconsultancy.com; [REDACTED]@thesportsconsultancy.com;
[REDACTED]@shepway.gov.uk; [REDACTED]@shepway.gov.uk
Subject: RE: Princes Parade cost plan

[REDACTED]

Further to our discussion please find attached a copy of the financial model prepared by The Sports Consultancy. I have added figures related to the funding of the scheme (the assumptions underpinning them will require further testing). It is intended to develop two or three funding scenarios in order to establish the potential range of internal/external borrowing that SDC may need to put in place. Useful if you could add your cash flow forecast for phases 1 to 4. Clearly this assumes an annual projection. Were you intending to do something more detailed?

Thanks

[REDACTED]

[REDACTED]
Strategic Development Projects Manager
t: [REDACTED]
m: [REDACTED]
f: [REDACTED]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 20 November 2017 14:14
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Princes Parade cost plan

[REDACTED]

On the latest Viability Cost Appraisal (11/10/17) it is included as Phase 4. The word "EXCLUDED" is a hangover from previous discussions, but the cost is actually included throughout the report.

Once you have information from [REDACTED] let us know and we can update further. It would also be worth checking to align with Hadron's phasing/programme report. [REDACTED] has asked us to include a cash flow forecast, which we can do. Assume we can add to hourly rate at present.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 20 November 2017 12:37
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: Princes Parade cost plan

[REDACTED]

One things I noticed when looking through the cost plan is that the at line 4.00 of Appendix A the Boutique Hotel and Restaurant is marked at excluded. The cost (£[REDACTED] million) is however included in the summary of the phase 4 costs that leads to the total of £[REDACTED] million included in the front part of the report. I presume this therefore just needs amending?

We will also need to add in some costs related to heritage mitigation that I am discussing with our heritage consultant [REDACTED]. I will be in touch about these shortly.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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Project : Princes Parade (Full Site)

Report : Chart - Bar and Line Style Report



Period	Date On Site	Gross Budget Increment	Net Cumulative Budget
1	01-Jan-2018		
2	01-Feb-2018		
3	01-Mar-2018		
4	01-Apr-2018		
5	01-May-2018		
6	01-Jun-2018		
7	01-Jul-2018		
8	01-Aug-2018		
9	01-Sep-2018		
10	01-Oct-2018		
11	01-Nov-2018		
12	01-Dec-2018		
13	01-Jan-2019		
14	01-Feb-2019		
15	01-Mar-2019		
16	01-Apr-2019		
17	01-May-2019		
18	01-Jun-2019		
19	01-Jul-2019		
20	01-Aug-2019		
21	01-Sep-2019		
22	01-Oct-2019		
23	01-Nov-2019		
24	01-Dec-2019		
25	01-Jan-2020		
26	01-Feb-2020		

20

Date: 16/03/2017

Reference: BM3375-RST1

Page 1

Project : Princes Parade (Full Site)

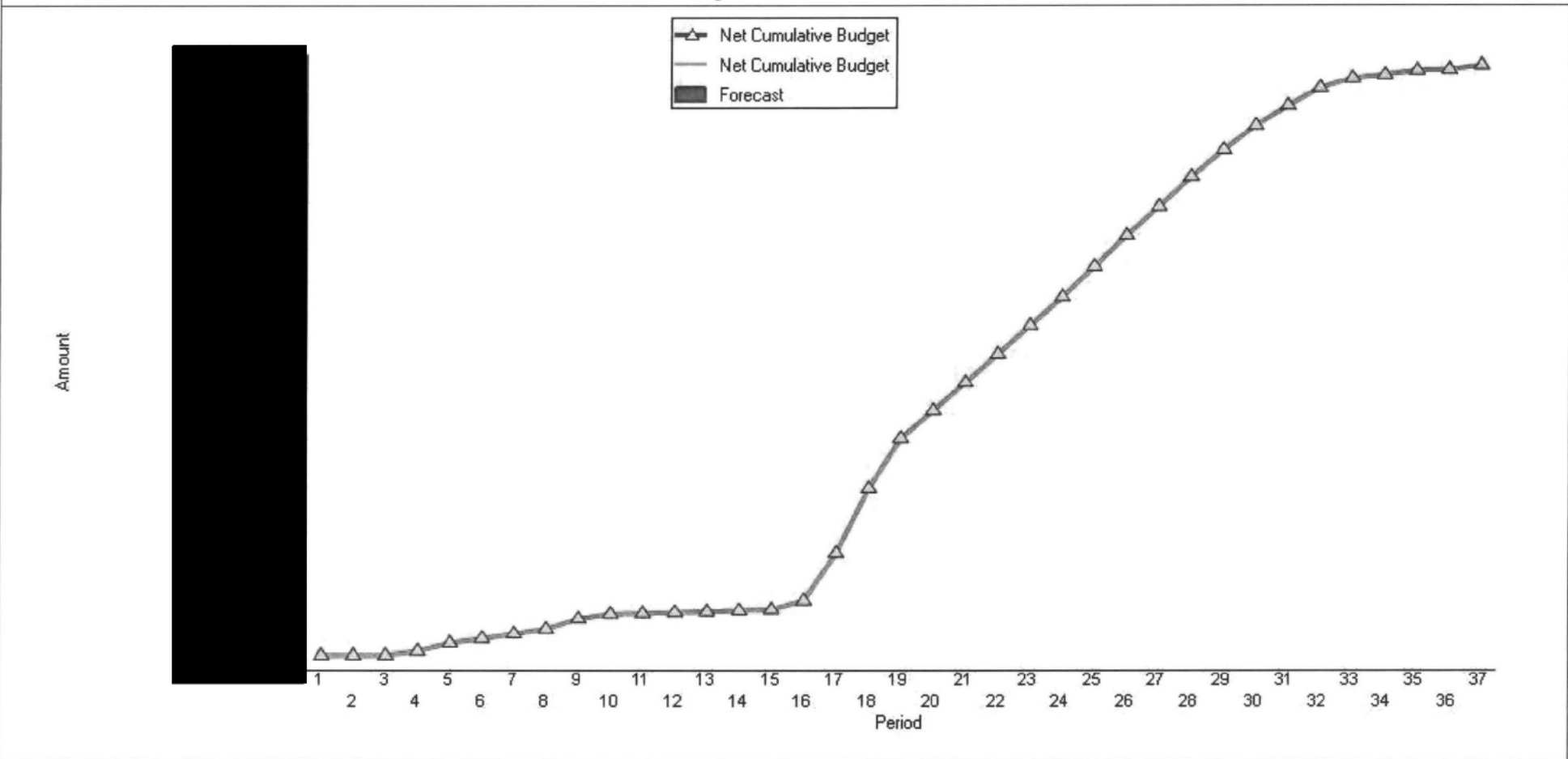
Report : Chart - Bar and Line Style Report



Period	Date On Site	Gross Budget Increment	Net Cumulative Budget
27	01-Mar-2020		
28	01-Apr-2020		
29	01-May-2020		
30	01-Jun-2020		
31	01-Jul-2020		
32	01-Aug-2020		
33	01-Sep-2020		
34	01-Oct-2020		
35	01-Nov-2020		
36	01-Dec-2020		
37	01-Nov-2021		



Period	Date On Site	Gross Budget Increment	Net Cumulative Budget
--------	--------------	------------------------	-----------------------



Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 06 December 2017 10:19
To: [REDACTED]
Subject: Princes Parade cost plan

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 06 December 2017 10:21
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade cost plan

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 08 December 2017 09:11
To: [REDACTED]@idom.com; [REDACTED]@gt3architects.com
Cc: [REDACTED]
Subject: RE: Princes Parade - Southern Construction Framework - Soft market testing
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png

[REDACTED]

Is 3.30pm on Monday any good for you for a conference call?

Thanks

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED]@shepway.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 08 December 2017 08:16
To: [REDACTED]
Cc: [REDACTED]@idom.com; [REDACTED]@gt3architects.com
Subject: RE: Princes Parade - Southern Construction Framework - Soft market testing

3.30pm should be ok.

[REDACTED]

Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 08 December 2017 08:01
To: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>; [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@idom.com; [REDACTED]@shepway.gov.uk; [REDACTED]@gt3architects.com
Subject: RE: Princes Parade - Southern Construction Framework - Soft market testing

[REDACTED]

Monday is fine.
However, [REDACTED] any chance it could be at 3.30pm?
If not 4pm will work, but will have to shift some other things around later on.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 07 December 2017 22:03
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]@idom.com; [REDACTED]@shepway.gov.uk; [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]@gt3architects.com
Subject: Re: Princes Parade - Southern Construction Framework - Soft market testing

██████████

Could we do 4pm Monday? I'm flying back from a short break Monday morning, hence the late afternoon time. Tuesday won't be possible for me as I have meetings all day. That said I could always catch up with you separately if everyone else can do another time.

Regards

██████████
Director
Hadron Consulting Ltd
Mob: ██████████

www.hadronconsulting.co.uk

On 7 Dec 2017, at 12:23, ██████████ <sdunstan@gt3architects.com> wrote:

Morning ██████████

Very happy to participate in the conference call. Monday or Tuesday suit me best as I'm travelling for much of the rest of the week (but could dial in if this suits others best). I'll await confirmation from either you or Steve.

Regards,

██████████
Director

GT3 Architects, 2nd Floor, TWO, Jesmond Three Sixty, Newcastle upon Tyne, NE2 1DB.
w:<http://www.gt3architects.com> e:sdunstan@gt3architects.com t: ██████████

<image001.jpg>

From: ██████████@shepway.gov.uk [mailto:██████████@shepway.gov.uk]
Sent: 07 December 2017 10:50
To: ██████████@hadronconsulting.co.uk
Cc: ██████████@idom.com; ██████████@shepway.gov.uk; ██████████
<██████████@gt3architects.com>; ██████████@betteridge-milsom.co.uk
Subject: RE: Princes Parade - Southern Construction Framework - Soft market testing
Importance: High

██████████

Thanks for raising this. The site is at Nickolls Quarry to the west of the Hythe and forms part of a mixed use scheme for 1050 homes and employment uses (permission Y06/1079/SH). A site of 1.6ha is available to the Council to build a leisure centre, along with a s106 contribution (circa £██████████ million with indexation) that is also available to fund the scheme on an alternative site such as Princes Parade..

The transfer of land to the Council is triggered by the completion of 250 dwellings. The agreement states that the land must be transferred fully remediated and

serviced, although there does not appear to be any further definition setting out what that means.

Barrett Homes are currently building out the first phase of 192 dwellings for which reserved matters approval has been granted. No reserved matter application has been submitted for development beyond the first phase. The overall site developer Camland have however provided the attached phasing plan and programme that shows that the leisure site will not be available until mid 2022. Due to the site being in a high flood risk area it is being raised by around 4m, using imported material, with a fairly lengthy compaction process required.

The reason for assessing the Nickolls Quarry site in more detail, at this stage, is that many objectors, including Historic England, are making the case that the development at Princes Parade cannot be justified as there is a readily available alternative. The reality seems to be that the NQ option is far from straightforward and that even the mid 2022 date might be optimistic. Whilst the site will be provided 'fully remediated and serviced' there may be some abnormal costs associated with the raised nature of the land. In terms of total cost we will also need to factor in the need to put in place some form of remediation/protection on the Princes Parade site if the leisure centre were to be built at NQ (given known levels of contamination established through the development of the planning application). We therefore require a proportionate assessment of the cost and timing of the NQ option for consideration by SDC planning officers and ultimately the planning committee.

To kick things off [REDACTED] from Idom Merebrook is in discussion with Camland regarding ground conditions and remediation levels. GT3 and B&M have also indicated that they are available to assist. I would therefore like to propose that a conference call is arranged for next week so that review what information we currently have and agree the scope of any further work. If people are agreeable to this then I would be grateful if you could indicate your availability.

Thanks

[REDACTED]

[REDACTED]
Strategic Development Projects Manager
t: [REDACTED]
m: [REDACTED]
f: [REDACTED]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
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From: [redacted] [mailto:[redacted]@hadronconsulting.co.uk]
Sent: 06 December 2017 14:47
To: [redacted]
Subject: Re: Princes Parade - Southern Construction Framework - Soft market testing

Thanks [redacted]

Also last time we met at the programme workshop there was some discussion about additional information needing to be submitted for planning, including looking at an alternative site. Do you need anything from me for this?

[redacted]
Director
Hadron Consulting Ltd
Mob: 07771 816429

www.hadronconsulting.co.uk

On 6 Dec 2017, at 15:00, "[redacted]@shepway.gov.uk" <[redacted]@shepway.gov.uk> wrote:

[redacted]

Thanks. The Overview and Scrutiny Committee is the day before Cabinet so should not cause a problem in terms of timing. I have looked through the potential pre-commencement conditions and there are a number that will require a developer to be place – e.g. construction management plan. In addition to ecology ones that we might want progress are :-

- Ground investigations – Idom Merbrook previously provided a proposal for a site wide investigation and a more detailed investigation of the northern boundary that can be followed up.
- Archaeology – once we know the officer recommendation on the planning application we can initiate discussions with Kent County Council to agree the extent of the programme of archaeological works identified in their suggested condition.

I will give this some further thought and see if there is anything else we might be able to pull forward.

[redacted]

[redacted]
Strategic Development Projects Manager
t: [redacted]
m: [redacted]
f: [redacted]
Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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From: [REDACTED] [<mailto:sjepson@hadronconsulting.co.uk>]

Sent: 06 December 2017 11:24

To: [REDACTED]

Cc: [REDACTED] [REDACTED]@thesportsconsultancy.com

Subject: RE: Princes Parade - Southern Construction Framework - Soft market testing

[REDACTED]

The programme assumes the core team is appointed mid-March so this would be ok. Everything would however need to be in place to confirm this appointment as soon as you receive Cabinet approval. Is Cabinet the final decision point or does it go to Overview and Scrutiny (it did at Dover)?

I agree the ecology work should be progressed ahead of this given the time dependencies of this work. Do you think it might be possible to progress anything else ahead of the formal cabinet sign off if everything is looking positive? I'm thinking about things like the ground investigation scoping, any time critical planning conditions, etc.

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: 07771 816429 E: [REDACTED]@hadronconsulting.co.uk W: www.hadronconsulting.co.uk

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Sent: 05 December 2017 10:50
To: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@thesportsconsultancy.com
Subject: RE: Princes Parade - Southern Construction Framework - Soft market testing

[REDACTED]

I will get back to you shortly on this once I have had some further discussions with colleagues. One other issue that has cropped up is that there is a lot of significant reports going to Cabinet in the January including various budget report and a crucial one on the Otterpool Park Garden Town. It would better therefore if the Business Plan and Delivery Strategy was considered by Cabinet on 28th February. Assuming we proceed with the ecological work on an 'at risk' basis do think that such a change is likely to have a material effect on the programme. Presumably we could still appoint the core consultant team mid-March provided that we gets thing moving advance of the Cabinet deocision?

Thanks

[REDACTED]

[REDACTED]
Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 30 November 2017 15:43

To: [REDACTED]
Cc: [REDACTED]@thesportsconsultancy.com
Subject: Re: Princes Parade - Southern Construction Framework - Soft market testing

[REDACTED]

A good question, which I seem to debate on most projects.

My view is to let them know the value as it's a good indicator as to the size of project, but only the construction cost and not any contingency, fees, etc. This is what I noted in the soft market testing document, using the figures [REDACTED] provided.

At the Stage 1 tender they are only pricing overheads, profits and prelims, not the actual cost of the works, which is done at the Stage 2 tender, which is done on an open book basis.

Also I would advocate sharing the construction cost plan with the bidders as part of the Stage 1 tender documents as they will need to buy into this and work with the project team to deliver this.

So I would share the headline costs.

Regards

[REDACTED]

[REDACTED]

Director
Hadron Consulting Ltd
Mob: [REDACTED]

www.hadronconsulting.co.uk

On 30 Nov 2017, at 11:47, "[REDACTED]@shepway.gov.uk"
<[REDACTED]@shepway.gov.uk> wrote:

[REDACTED]

Would the potential contractors expect to see the estimated capital cost information at this stage? I am conscious of the fact that we will be inviting them to participate in a procurement exercise and may not wish to provide such information in advance.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager
t: [REDACTED]
m: [REDACTED]
f: [REDACTED]
Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]

Sent: 28 November 2017 21:34

To: [REDACTED]

Cc: [REDACTED]

Subject: Princes Parade - Southern Construction Framework - Soft market testing

[REDACTED]

Please find attached the soft market testing document for issue to the Southern Construction Framework.

I'm happy to liaise with SCF to issue this and obtain feedback, or you could issue this yourself. Please let me know either way.

Please also let me know if you would like me to make any changes to this.

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd

18 Hatton Place

London

EC1N 8RU

M: [REDACTED] E: [REDACTED]@hadronconsulting.co.uk W:

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Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>

Sent: 08 December 2017 10:10

To: [REDACTED]; Robert Glavin; [REDACTED]
sdunstan@gt3architects.com

Subject: Princes Parade - Nickolls Quarry Assessment

- *Phone* [REDACTED]
- *Enter the passcode/PIN number of* [REDACTED]
- *You then be asked to say your name.*

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 08 December 2017 10:14
To: [REDACTED]@shepway.gov.uk
Subject: Accepted: Princes Parade - Nickolls Quarry Assessment

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 15 December 2017 09:28
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]
Subject: RE: RE: 3375 - Princes Parade Development
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image006.png; image785000.png; image640001.png; image566002.png; image560003.png; image897004.png

[REDACTED]

Okay, no problem.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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Sent: 15 December 2017 09:24
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: RE: 3375 - Princes Parade Development

[REDACTED]

Just to let you know I am meeting with the finance team on Tuesday. I will let you know after that meeting their timescale for completing the assessment of the finance costs (hopefully a relatively quick process).

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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From: [REDACTED] [mailto:[REDACTED]@shepway.gov.uk]

Sent: 13 December 2017 10:54

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 3375 - Princes Parade Development

[REDACTED]

Thanks – I will run this past finance and be in touch.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 11 December 2017 15:13
To: [REDACTED]
Cc: [REDACTED]
Subject: 3375 - Princes Parade Development

I have made some adjustments as per our conversation this morning.

The update would provide the following:-

INCOME SOURCE		
NQ s106	£ 4,792,344.50	index linked from Q1 2010 to Q3 201
South Road site	£ [REDACTED]	assessment
CIL - Princes Parade Site	£ 1,184,533.00	assessment
Affordable housing S106	£ 1,400,000.00	assessment
Sub-total	£ [REDACTED]	
Princes Parade Land Value (residential parcels)	£ [REDACTED]	Based Savills' Viability Assessment: 2
Total Income Source	£ 26,676,877.50	
SDC Contribution		
Phase 1 Project Cost Estimate	£ [REDACTED]	Ref 1.10
Phase 2 Project Cost Estimate	£ [REDACTED]	Ref 1.10
Less Total Income Source	-£ [REDACTED]	Ref 3.10
Total SDC Contribution	£ [REDACTED]	

This equates to a total Phase 1 & 2 Cost Estimate of £ [REDACTED] (excluding funding costs). With a £1.7M contribution needed from SDC.

If your finance team can work out the cost of finance based on the above (refer also to updated cash flow), then I will add cost of finance to Expenditure, and it is likely that the contribution will rise to approx. £2M.

Let me know if you need more information at this stage. Once finance info provided, we will update overall cost plan report.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
 E. [REDACTED]@betteridge-milsom.co.uk

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2	01-Feb-2018			
3	01-Mar-2018			
4	01-Apr-2018			
5	01-May-2018			
6	01-Jun-2018			
7	01-Jul-2018			
8	01-Aug-2018			
9	01-Sep-2018			
10	01-Oct-2018			
11	01-Nov-2018			
12	01-Dec-2018			
13	01-Jan-2019			
14	01-Feb-2019			
15	01-Mar-2019			
16	01-Apr-2019			
17	01-May-2019			
18	01-Jun-2019			
19	01-Jul-2019			
20	01-Aug-2019			
21	01-Sep-2019			
22	01-Oct-2019			
23	01-Nov-2019			
24	01-Dec-2019			
25	01-Jan-2020			
26	01-Feb-2020			
27	01-Mar-2020			
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29	01-May-2020			
30	01-Jun-2020			
31	01-Jul-2020			
32	01-Aug-2020			
33	01-Sep-2020			
34	01-Oct-2020			
35	01-Nov-2020			
36	01-Dec-2020			
37	01-Nov-2021			

Wignall, Peter

From: [REDACTED] <[REDACTED]@gt3architects.com>
Sent: 20 December 2017 13:12
To: [REDACTED]@shepway.gov.uk; [REDACTED]@hadronconsulting.co.uk; rglavin@idom.com; [REDACTED]@betteridge-milsom.co.uk; Chrysanthi Tsiasioti
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@tiballds.co.uk
Subject: RE: Princes Parade - assessment of Nickolls Quarry option
Attachments: image003.jpg; 074983dc-7bde-4acf-9f1d-09ee2340b756.png

[REDACTED]

Thanks for this. The scope looks as agreed from my perspective and you have picked up that we will need a CAD plan of the proposed site to enable us to produce our concept layout. What are the timescales for producing this report (I think you mentioned that you wanted to issue this information to the planners mid-January ahead of the Committee date in mid-February)? I think we will need 3-4 days to do our review and produce a concept layout and am aware that other members of the team may require our layouts to generate their own outputs.

Regards,

[REDACTED]
Director

GT3 Architects, 2nd Floor, TWO, Jesmond Three Sixty, Newcastle upon Tyne, NE2 1DB.
w:<http://www.gt3architects.com> e:[\[REDACTED\]@gt3architects.com](mailto:[REDACTED]@gt3architects.com) t: [REDACTED]

From the GT3 Family to yours:

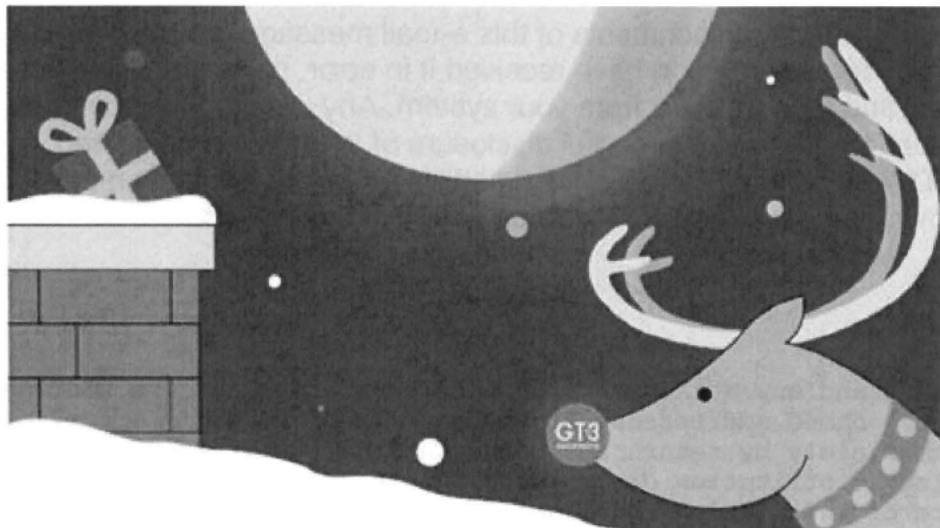
Buon Natale

Καλά Χριστούγεννα

Wesołych Świąt

Craciun Fericit

Merry Christmas!



From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 18 December 2017 11:51
To: [REDACTED]@hadronconsulting.co.uk; [REDACTED]@idom.com; [REDACTED]@betteridge-milsom.co.uk; [REDACTED] <[REDACTED]@gt3architects.com>; [REDACTED] <[REDACTED]@gt3architects.com>
Cc: [REDACTED]@shepway.gov.uk; [REDACTED]@tiballds.co.uk
Subject: Princes Parade - assessment of Nickolls Quarry option

Hi

With apologies for the delay please find attached a draft brief for the assessment of the Nickolls Quarry proposal that can be used to update the site options assessment. Grateful if you could

look at the scope and actions and let me have any comments/amendments. I am generally around this week if you want to discuss further.

Thanks

██████

██████████

Strategic Development Projects Manager

t: ██████████

m: ██████████

f: ██████████

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Princes Parade Planning Application – Review of alternative proposal at Nickolls Quarry

Scope

Undertake a review of the cost and deliverability of the option of developing a leisure centre at the Nickolls Quarry site (as per planning permission Y06/1079/SH) in order to allow the options assessment/sequential test, as prepared by Lee Evans Partnership and incorporated into PDAS, to be updated.

The review will allow the Nickolls Quarry proposal to be compared with the following alternatives (as included in the Lee Evans Partnership assessment) :-

- Princes Parade (as per planning application Y17/1042/SH)
- South Road Recreation Grounds
- Hythe Green
- Existing Hythe Swimming Pool site

The assessment with focus on assessing the Nickolls Quarry option in terms of :-

- Estimated timing in terms of site availability, construction and operation
- Abnormal development costs.
- Planning constraints
- Overall cost
- Funding availability

The approved scheme for Nickolls Quarry can be accessed at the following link (using reference Y06/1079/SH)

<https://searchplanapps.shepway.gov.uk/online-applications/>

Actions

- DS to provide GT3 with CAD plan of the site (1.6 ha site within S106, smaller site show on earthworks plan).
- Idom Merebrook to identify potential abnormal development costs informed by discussions with Camland Developments Ltd
- GT3 to prepare a concept design informed by an assessment of site potential and constraints including the proximity to the Kent Downs Area of Outstanding Natural Beauty and any heritage related planning constraints
- B&M to provide outline cost plan for scheme incorporating the potential abnormal development cost.
- Hadron Consulting to review deliverability and timing.
- DS to confirm availability and the potential timing of funding for the Nickolls Quarry option.

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 20 December 2017 16:32
To: [REDACTED]@shepway.gov.uk
Subject: 3375: Princes Parade - B&M Purchase Orders
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image523000.png; image679001.png; image647002.png; image816003.png; image544004.png

[REDACTED]

Thank you for the email.

The last purchase order we have (SD00258) was for the procurement workshop. The cashflow exercise took another £360 + VAT.

With the cost for NQ site, I think that is then covered up to that point.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 19 December 2017 14:11
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade - assessment of Nickolls Quarry option

[REDACTED]

I don't believe we have issued a purchase order for the latest work on the cost plan (including the cash flow information). Grateful if you could provide me with a fee proposal for that work. I can then issue a PO along with a separate one for the Nickolls Quarry work.

I met with our Finance Team this morning and we should be able to finalise the financing costs early in the new year, for feeding back into the cost plan.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]

Sent: 19 December 2017 08:31

To: [REDACTED]

Subject: RE: Princes Parade - assessment of Nickolls Quarry option

[REDACTED]

I have reviewed the briefing note and it seems fine to me. The pre-work to be done by GT3 and Idom, will allow us to provide a cost plan report for the scheme. Our fee for preparing a cost plan report, would be **£1,500 + VAT**.

I also need to update the hours on Princes Parade at some point, but there is nothing significant.

Assume you will raise PO for above.

All the best,

[REDACTED] | BSc. MRICS

Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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Sent: 18 December 2017 11:51
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Cc: [redacted]@shepway.gov.uk; [redacted]@tibbalds.co.uk
Subject: Princes Parade - assessment of Nickolls Quarry option

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Thanks

[redacted]

[redacted]

Strategic Development Projects Manager

t: [redacted]

m: [redacted]

f: [redacted]

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Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
Canterbury
Kent CT1 1TU

INVOICE



Project Ref: 3375
Invoice No: 6839
Date: 21/12/2017

VAT Reg No: 864 2061 34

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

invoices@shepway.gov.uk

Project:

Comm No:

Services:

Agreed Fee: as per purchase order dated 19th September 2017

Value of Work	£	-
Fee %		0.00%
Total fee	£	120.00

Works Carried out to date:	Fee Split	To Date	£
Attendance to Construction Programme Workshop			120.00
Total costs to date			120.00
Less Previous Invoice No	N/A	dated	N/A
			-
Total due excluding VAT			120.00
VAT @ 20%			24.00
Total Due including VAT			£ 144.00

Payment terms strictly 30 days
Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

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Total Due including VAT			£ 144.00

Payment terms strictly 30 days

Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 12 January 2018 07:54
To: [REDACTED]
Subject: FW: Princes Parade - Cash Flow Cost
Attachments: Copy of Capital cost and expenditure - DS.xlsx

[REDACTED]

See below and attached for discussion when we meet.

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]
m: [REDACTED]
f: [REDACTED]

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From: Walker, Lee

Sent: 11 January 2018 15:58

To: [REDACTED]

Cc: [REDACTED]

Subject: Princes Parade - Cash Flow Cost

[REDACTED]

As discussed, I have been through the cash flow for the project and calculated the indicative net interest foregone on investment cash balances to fund it.

I have calculated the interest for the period up until the Nickolls Quarry S106 receipt is forecast to be received in June 2022.

The net interest for the whole period is [REDACTED] and my spreadsheet shows this amount per month and also for each financial year.

I have also pulled together a summary of the schemes capital expenditure and funding by financial year.

For now I have assumed the SDC contribution of [REDACTED]m will be met from new long term borrowing. If so, this will give rise to an on-going cost of approximately £[REDACTED]k pa for 30 years in terms of interest on borrowing and the Minimum Revenue Provision (repayment of debt).

I will be checking the capital financing implications of the scheme in terms of the borrowing position from year to year to make sure there are no material consequences from this.

Any queries then let me know.

[REDACTED]
Group Accountant (Capital & Treasury Management)
Financial Services
Telephone: [REDACTED]
Fax: [REDACTED]
Shepway District Council
Civic Centre, Castle Hill Avenue, Folkestone, CT20 2QY
Email: [REDACTED][@shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)
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Princes Parade Capital Scheme - Capital Expenditure and Funding Summary

	2017-18	2018-19	2019-20
	£	£	£
Capital Expenditure	████████	████████	████████
<u>Capital Funding</u>			
S106 (Nickolls Quarry)	0	0	0
Capital Receipt - South Road Site	0	0	0
CIL - Princes Parade	0	0	0
S106 Affordable Housing	0	-1,400,000	0
Capital Receipt - Princes Parade Land Value	0	0	-14,300,000
SDC Contribution	0	0	0
	0	-1,400,000	-14,300,000
Borrowing Requirement	████████	████████	████████

2020-21 £	2021-22 £	2022-23 £	Total £
[REDACTED]	0	0	[REDACTED]
0	0	[REDACTED]	[REDACTED]
0	0	0	[REDACTED]
0	0	0	[REDACTED]
0	0	0	0

[REDACTED]

Wignall, Peter

From: [REDACTED] <[REDACTED]@shepway.gov.uk>
Sent: 12 January 2018 13:11
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Princes Parade, Hythe planning application Y17/1042/SH
Attachments: Heritage_chapt_planning_statement_MM_June_17_images_rev_1.pdf

[REDACTED]

Further to our conversation regarding heritage mitigation measures see attached and e-mail below. As discussed what really require at this stage is a cost that we can include in the cost plan (perhaps as part of the landscaping allocation). Grateful for your thoughts on whether we can cost something from the current information or whether we need to do some further design work.

Thanks

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]
m: [REDACTED]
f: [REDACTED]

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From: [REDACTED] [mailto:[REDACTED]@shepway.gov.uk]
Sent: 18 December 2017 10:20
To: architects@radleyhouse.co.uk
Cc: [REDACTED]; [REDACTED]; [REDACTED] ([REDACTED]@tibbalds.co.uk)
Subject: Princes Parade, Hythe planning application Y17/1042/SH

Hi

Shepway Council has submitted an application for the development of a leisure centre, 150 homes and a significant area of open space within the setting of the eastern end of the Royal Military Canal (planning reference Y17/1042/SH). As a part of this we wish to consider what can be done to improve the condition of the Royal Military Canal within our ownership at the eastern end (approx.1km length of the canal). The full application can be accessed at the following link by typing in the reference :-

<https://searchplanapps.shepway.gov.uk/online-applications/>

I attach a copy of the Heritage Statement, prepared by [REDACTED], that was submitted with the application. The area of the RMC in question is the part opposite the site - see figure 1 in the Heritage Statement. The various features within this stretch are described in the text and are shown on Figures 2, 3, 4. The possible improvements are laid down in paragraph 6:70 of the document and are cut and pasted below.

Heritage benefits from development of Princes Parade:

Restoration/ repair:

- *Clearance of vegetation from around the former firing position of the 'kink' in the canal located at the western of the canal opposite the application site*
- *Clearance of vegetation and consolidation of ramparts and banks of the RMC to return the RMC to a more military appearance;*
- *Consolidation of Drawbridge Redoubt- removal of vegetation, repair of stonework.*

Securing the monument's future

- *Review of the Shepway District Council Royal Military Canal Management Plan 2016-2020 and prepare a revised + costed management and maintenance plan.*

Public access and interpretation

- *Landscaping concept for the development site to emphasise connections between the canal and the sea, to delineate lines of fire and to maintain a feeling of openness;*
- *Increase public access across the large parks of the development site, between the canal banks and Princes Parade*
- *Archaeological investigation to reveal more about the history and development of this part of the canal to inform interpretation strategy;*
- *Interpretation strategy including a) heritage trail between the Canal, Shorncliffe Battery and Martello Towers b) interpretation boards and c) art work/ installation on the kinks of the canal-based on the findings of the archaeological study;*
- *Environmental improvement scheme that marks out the site of drawbridge and the former canal arm leading to it.*

In order to secure these work via a planning permission, and to allow the costs to be factored into the business case, we needs an outline of the work that could reasonably be carried out and a budget cost for this work. I am advised by Martin that you may be able to undertake such work, particularly given you role in relation to Fort Amherst.

Grateful if you could let me know whether you are able to undertake this work early in the new year and you fee estimate for doing so

Regards

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

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Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

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Heritage Section, Planning Statement MM June 17 rev1

Introduction

6.1 This section assesses the heritage issues associated with the development of the site at Princes Parade, Seabrook, Hythe.

Scope and Methodology

6.2 The site is not a heritage asset in itself. However, its northern boundary abuts the early 19th C defensive line of the Royal Military Canal (RMC)- a Scheduled Ancient Monument. It is also close to a number of heritage assets associated with the area's military history.

6.3 The development will not directly affect the RMC. However, it will affect the setting of it and other heritage assets. In line with the Historic England publication '*Good Practice Note 3: The setting of Heritage Assets*' this section takes the following steps:

- 1) identifying the heritage assets affected and their settings;
- 2) assessing the degree to which the identified setting contributes to the significance of the heritage asset(s);
- 3) the effect of the proposed development on that significance;
- 4) via the scheme or via off-site contributions and projects funded via the scheme, maximise enhancement of the heritage assets and minimise harm to the heritage assets;
- 5) The final step will be to document decisions taken and monitor outcomes. This will await outline and detailed planning permissions for the scheme and its subsequent implementation.

6.4 The section begins with identifying the heritage assets affected and assessing their significance, followed by surveys of the site and its surroundings, including key views of the site within the setting of the RMC. These inform the subsequent analysis of the effect of the scheme proposals on the significance of the RMC and other heritage assets.

6.5 Historic England have contributed their knowledge of the application site and the RMC to assist the study.

6.6 Significant effects are defined in accordance with '*Planning Practice Guidance*' published alongside the *National Planning Policy Framework* (NPPF) by the Government.

Heritage Assets and their Significance

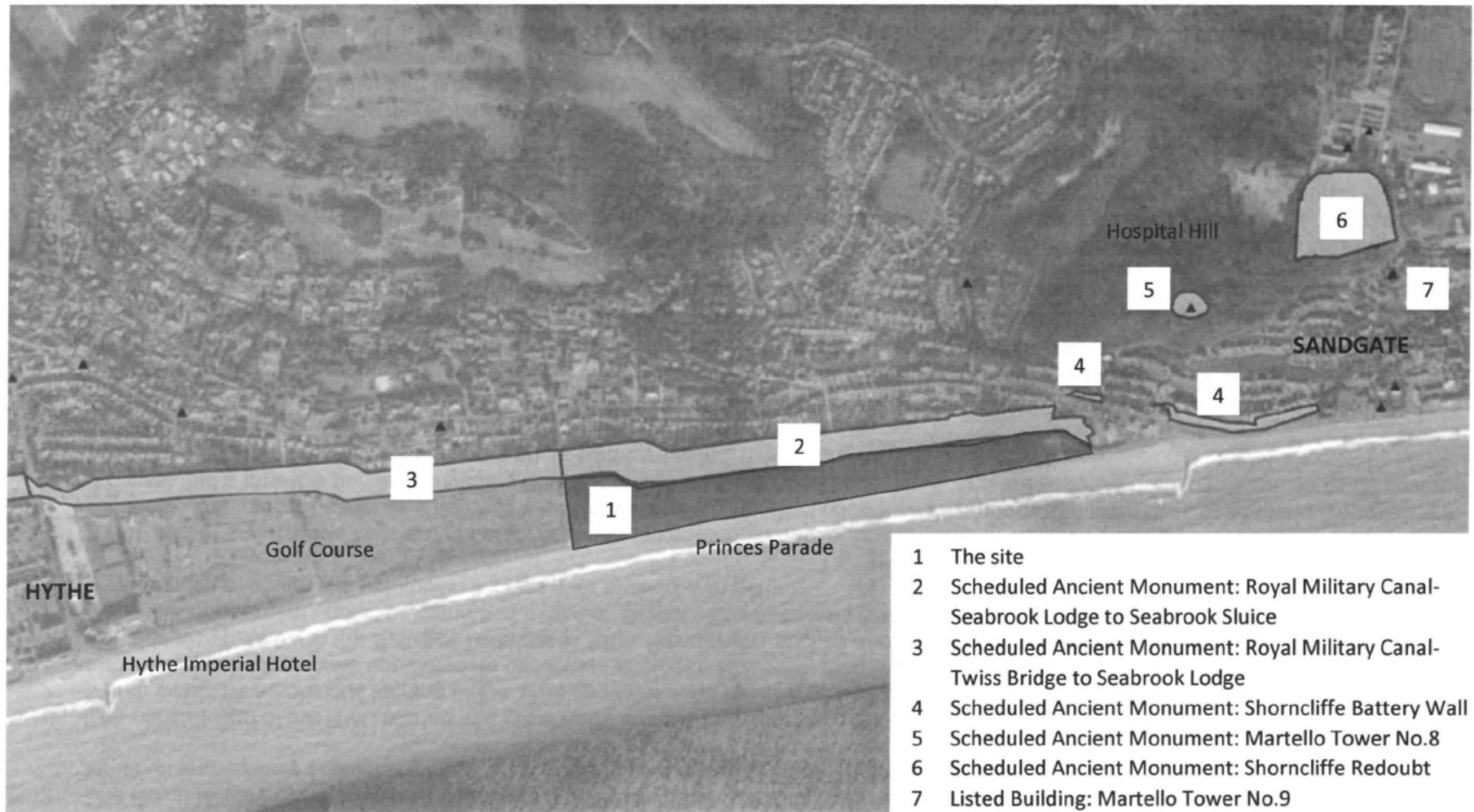
The Site and its surroundings

- 6.6 The application site is a narrow linear site of just over 1 kilometre long between the RMC and the road and sea defence of Princes Parade.
- 6.7 Historically, the Council site would have been low lying and kept clear of vegetation to allow for a clear field of fire from the defensive banks of the RMC. However, in the 60's and 70's the site was used as a refuse tip. This has resulted in it being raised by some 4m above the RMC, in marked contrast to the low-lying golf course that abuts the site at its western end and which still remains at its original level. The site is now covered in dense shrubs.
- 6.8 The site is bounded on the east by the RMC itself where it turns towards the sea and by modern development beyond.

Historic England Step 1: Heritage Assets affected and their settings

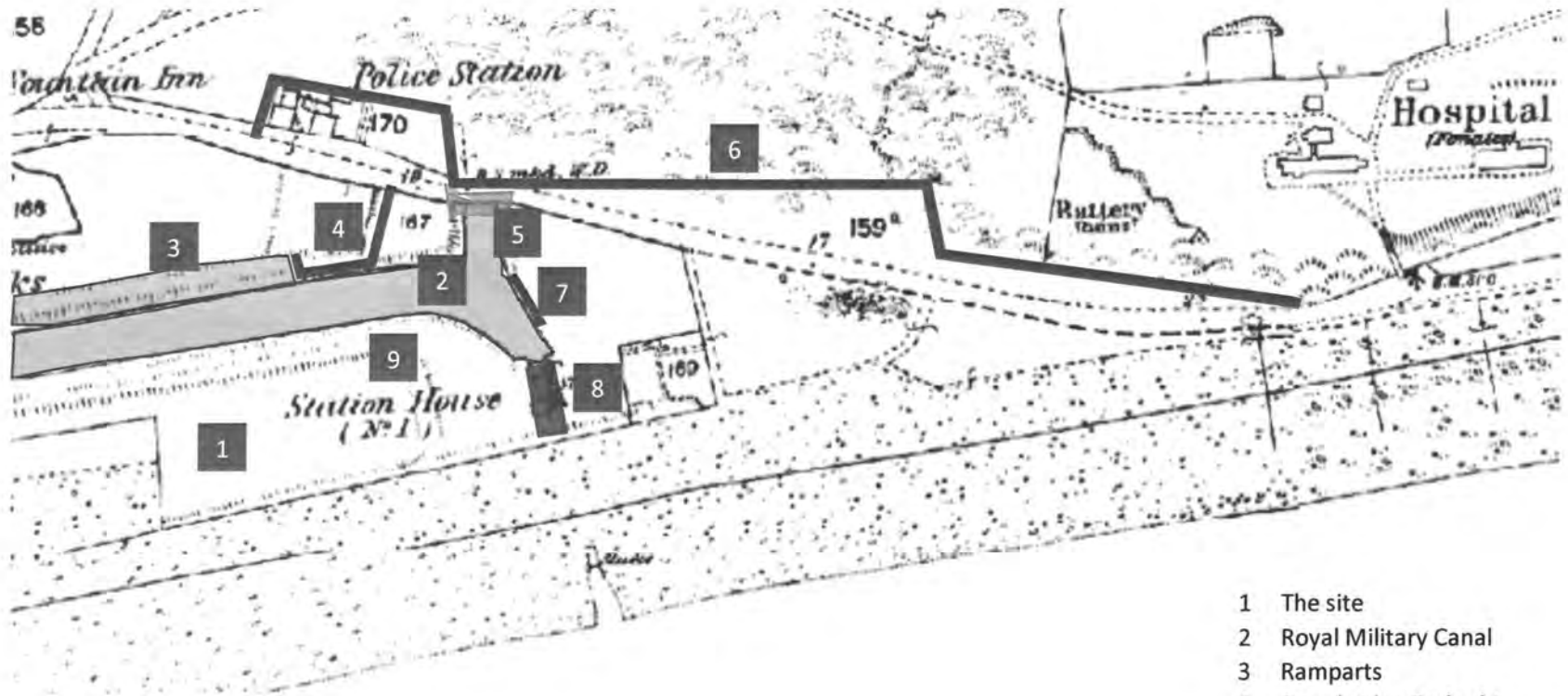
- 6.9 The following heritage assets are within 1km of the site:
- The Royal Military Canal (RMC): As a Scheduled Ancient Monument (Scheduled Ancient Monument 1003260), the 19th C defence of the Royal Military Canal (RMC) is a designated heritage asset of the highest importance.
 - Other defences: The site is close by other 19th C defences – the scheduled ancient monuments of the walls of Shorncliffe Redoubt (1401815), Shorncliffe Battery (1005177), and Martello Towers 8 (1344156- also a listed building) and 9 (10172226). In addition, the Kent Historic Environment Record records that there were a number of WW2 pillboxes along the RMC and beach defences, also including pillboxes, along the seafront. These are however no longer obvious.
- 6.10 Although not designated as heritage assets, the following are also considered
- Princes Parade and its associated sea defences and tramway are of some heritage interest as a Victorian sea defence which was conceived partly as a leisure attraction.
 - The remains of the Sandgate Extension railway line
- 6.11 No Paelothic, Mesolithic, Neolithic, Bronze Age, iron Age, or Roman remains or finds are recorded within 1km of the site. With the exception of a medieval penny on the seafront car park at Princes Parade, no medieval finds have been recorded with 1km of the site.

Figure 1: Heritage Assets: Ariel view from Historic England web map



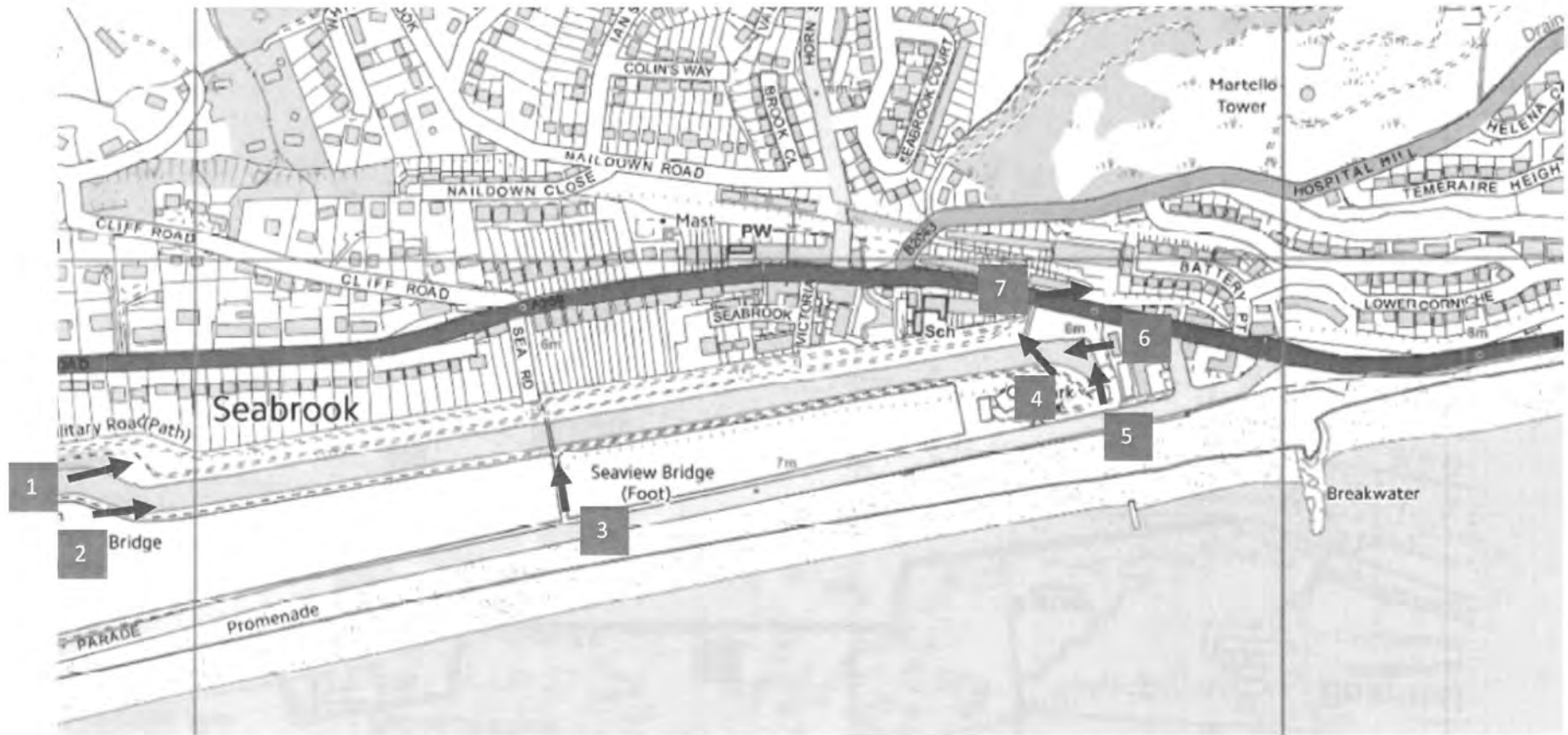
- 6.12 The Royal Military Canal runs as a defensive barrier for 28 miles across Romney Marsh from Cliffs End in the west to its eastern terminus immediately adjacent to the council development site at Princes Parade Seabrook.
- 6.13 The construction of the RMC started in a great hurry in 1804 in response to the threat of French invasion and a judgement that Romney Marsh would be an obvious landing place. The engineer John Rennie, whose previous projects included the construction of London and Waterloo Bridges, was appointed as consultant engineer. However, progress was slow and it was still incomplete when the threat of invasion dissipated with the Battle of Trafalgar in 1805. Rennie was sacked and the project transferred to the Army's Quartermaster General's department under the command of Lt Col. Brown. The RMC was finally completed in 1809 and was maintained after this date as a defence although it is not known if it was ever fortified with guns.
- 6.14 It was part of an integrated system of defences along the southern coast of England which included forts, towers, batteries and redoubts. The use of a canal as a defence was a novel one which relied upon new technology and skills developed in the Georgian era. It constituted a physical barrier to invading troops, but was also designed such that it, and the seaward ground in front, could be covered by cannon and rifle fire from raised banks on its landward side.
- 6.15 The RMC was originally designed to be 19 metres (60ft) wide and 3 metres (10ft) deep. Due to pressures of time and spiralling costs most of it was dug to only half its intended width and depth in most places, although the RMC at Seabrook is to its originally intended dimensions. Earth ramparts were formed from the excavations on its landward side to provide a defensive position commanding lower ground on the seaward side (including across the site which is the subject of this planning application). Behind the ramparts is a military road from where defending soldiers could move without being seen.
- 6.16 The RMC has kinks at 500 yard intervals to allow enfilading fire from cannons along its length if the enemy attempted to cross it. Its eastern terminus turned southwards to connect with the sea (only about 50m away in this location) via a very short arm ending with a sluice and sluice houses to control water levels within the RMC. This seaward arm forms the eastern boundary of the Council development site (the subject of this application).
- 6.17 The precise sequence of the development of the various parts of the defences of the terminus is uncertain, but it seems that in 1812 a further very short arm (7m or 22ft in length) of canal was dug to connect with gun platform of the Shorncliffe battery immediately to the north. This was to enable the main road to Folkestone in front of the battery to be cut in the event of an invasion. A drawbridge carrying the road was constructed and a stone redoubt was built immediately to west to provide a location from which the drawbridge could be protected by covering fire and to provide a further position from which the seaward sluices could be defended from sabotage or attack.
- 6.18 Also evident on historic maps is a raised sea wall on the seaward side of the RMC running the length of the golf course to the west of the site, eastwards along most of the length of the Council site before turning seawards in the vicinity of the modern-day car park at Princes Parade to meet the sea. It is possible that this is still extant under the raised landfill of the site.

Figure 2: Canal terminus - Annotated 1871- 1890 Ordnance Survey Map



- 1 The site
- 2 Royal Military Canal
- 3 Ramparts
- 4 Drawbridge Redoubt
- 5 site of drawbridge
- 6 Rampart of Shorncliffe Battery
- 7 Wharf
- 8 site of sluice
- 9 sea wall

Figure 3: site photographs





View 1: looking across kink to firing position



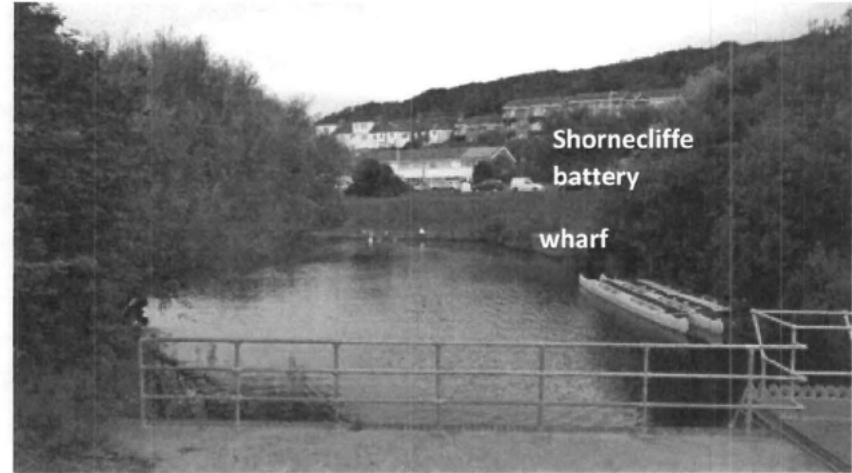
View 3: view north across site to footbridge



View 2: looking east from kink to terminus of the canal



View 4: from site across canal to drawbridge redoubt



View 5: from former sluice across canal to Shornecliffe Battery



View 6: looking west from canal terminus



View 7: remains of Shornecliffe battery

- 6.19 The Government attempted to recover some of the expense of building the RMC by opening it up to navigation and the transportation of goods. A small wharf was therefore built at the Seabrook terminus in 1807. Regular barge services ran for a brief time between Hythe and Rye but the RMC was never well used. Commercial usage declined still further with the coming of the railways to East Kent. By the late 19th C the RMC was used for pleasure boating only.
- 6.20 In addition to its defensive and transport functions, the RMC was designed to improve the drainage of some parts of the marsh. This intention was used as to justify the construction of the RMC to landowners along its length.
- 6.21 The defensive function of the RMC was reinforced during WW2 by the construction of a series of pillboxes along its length. These have now disappeared.
- 6.22 Today, the canal watercourse itself remains intact. It is important in controlling water levels across Romney Marsh and is also an important recreational resource. People enjoy walking along its banks, and rowing or canoeing along its surface.
- 6.23 From many viewpoints and places, the RMC is experienced as an impressive linear feature stretching across the landscape. More specific features at the eastern end, adjacent to the development site, are in a more variable state of completeness:
- The ramparts are still extant but are eroded and rather overgrown;
 - There is still a track behind the ramparts although it is not evident whether this is on the exact line as the original military road;
 - The arm of the eastern terminus connecting to the Shornecliffe battery has been partially infilled and the drawbridge removed. There is now a sloping grass bank leading to a busy modern road with the wall of the Shornecliffe Battery beyond.
 - The terminus retains the stone wharf but historic sluices and sluice houses have been replaced;
 - The redoubt that overlooks the former drawbridge and termination of the canal is intact although its stonework is in poor condition and its associated earthworks are largely missing.
 - The watercourse itself has silted up in some places such that it is less than 1m deep.
- 6.24 Although there has been damage to the integrity of specific parts of the RMC as outlined above, and parts of it are in poor condition, overall it remains intact and readily understandable as a unique defence from an important part of Britain's history.
- 6.25 In line with the Historic England document *Conservation Principles, Policies and Guidance* the RMC's heritage significance can be divided into four main headings: Evidential, Historic (illustrative or associative), Aesthetic, and Communal as follows:

- It's historic illustrative values demonstrate a major period in British history and the response made then to the fear of invasion. It illustrates a unique approach to the design of a fortification as a long linear water filled obstacle but also contemporary military theory for batteries and gun towers.
- It has historic associations with pre-eminent military and civil engineers of the period e.g. Sir John Rennie and William Twiss RE.
- The Canal has a strong design quality that provides it with an aesthetic value derived from its sense of a deliberate barrier separating areas of land.
- The Canal has communal value for many residents and visitors who use it, some of whom appreciate its historic purpose whilst others enjoy it as public open space for leisure purposes.

6.26 Overall, the significance of the RMC can be described as exceptional. It is undoubtedly of national significance.

'The Royal Military Canal was an important element in the Napoleonic defences of south-east England and is the only military canal in the country. It is a unique defensive work that bears significant testament to a period when modern Britain faced the most serious threat of invasion prior to the major conflicts of the 20th century...' (extract from Historic England list entry description).

The setting of the Canal:

6.27 The NPPF defines the setting of a heritage assets as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

6.28 The eastern end of the RMC, adjacent the site, would once have been prominent in the landscape, but has become less so due to:

- to the building of a Victorian railway and viaduct (the Sandgate branch) against high ground to the north;
- modern housing development immediately to the north of the canal;
- modern development to the east- adjacent to the basin of the canal;
- the construction of the sea wall and the associated Princes Parade in late Victorian times; and
- extensive tree growth adjacent to the Canal and on nearby high points.

6.29 The setting is now confined to the following broad areas:

- A Princes Parade along the shore and the golf course immediately adjacent to the site to the west;
- B Along the Canal, including the earthwork of the Canal, the nearby gardens of houses and, further to the east, Shorncliffe Battery Wall;
- C The high ground of Hospital Hill to the east, including Martello Towers 8 and 9.

- 6.30 Approach experiences are also important. The Canal is approached along the coast road from Sandgate to the east and Hythe Imperial Hotel to the west. These are assessed within the context of the general areas outlined within paragraph 6.28 above.
- 6.31 The application site stands out as a prominent part of the setting of the Canal within these areas.
- 6.32 It is evident that the Canal can be experienced (viewed) from various dwellings, especially immediately to the north. However, these are private views mainly available from upper floors. In addition, the locations of these viewpoints are not former defences or points that had a functional relationship with the Canal as a defence. These viewpoints are not therefore considered as an important part of the setting of the Canal and are not considered further in this report.

Other defences (see figure 1)

- 6.33 Just to the east and north of the site are two sections of the scheduled ancient monument of Shorncliffe Battery. This was a raised gun platform constructed between 1793 and 1804 (prior to the RMC) to command the beach and sea and defend the base of the high ground of Hospital Hill. It would also have had an important role in defending the eastern terminus of the RMC.
- 6.34 The middle section has been lost to modern road layouts but the stone walls of the surviving parts of the battery are in fair condition. The firing platform is largely inaccessible due to thick undergrowth, and the setting of the battery is much compromised by modern housing development in very close proximity. It is evident however that the eastern part of the battery, close to the RMC basin, would still command views over the basin, the RMC and the Council site if it were to be accessible.
- 6.35 Martello Towers were chains of gun towers constructed to defend the south-eastern coast of England against the threat of ship-borne invasion by Napoleonic forces. Martello Tower No.9 is the most westerly of a cliff top series of six moated towers, constructed in 1805-6 to defend the coastline between Hythe and Folkestone. The slightly elliptical brick built tower measures up to 13m in diameter externally and stands complete at its original height of about 10m.

- 6.36 The tower stands on the high ground of Hospital Hill to the east of the site and with its cannons would have covered the eastern end of the RMC and the Council development site. Today, however, it stands within dense woodland.
- 6.37 Martello Tower No.8 lies 400m to the east of No.9 within a modern housing estate. It is largely complete but has been converted to a private residence.
- 6.38 The Shorncliffe Redoubt is a defensive outwork at the top of the high ground of Hospital Hill to the west of the site. It was constructed circa 1794 and covers a rectangular area of ground of approximately 130 square metres. The northern part of redoubt has been flattened but the southern part contains a number of earthworks. It is entirely within the army base of Shorncliffe camp.
- 6.39 With the exception of the much-altered Shorncliffe battery, these other defences are some distance from the Council site as compared to the RMC which is in immediate proximity. For this reason, the development of application site will not affect the immediate settings of these defences. However, the development could affect an understanding of the linkages between the RMC and the defences, in particular an understanding of the RMC as a part of a series of interlinked defences. For this reason, the other defences are considered as elements of the setting of the RMC that make a positive contribution to its significance.
- 6.40 The pill boxes and other WW2 defences are no longer apparent and so are not considered further. The fact that it was considered worth reinforcing the defensive feature of the RMC during WW2 does show, however, that its military function was still clear at this time.

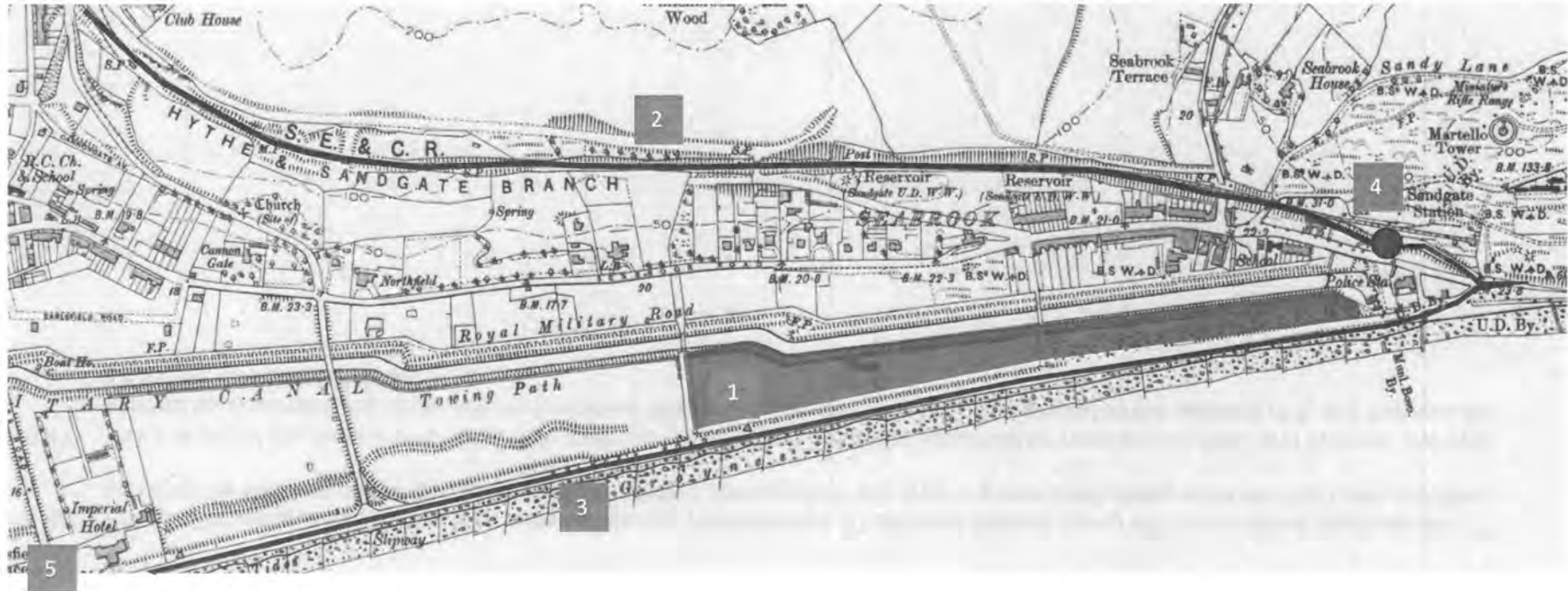
Sandgate Branch.

- 6.41 The Sandgate Branch was a three mile long railway branch line that ran from Sandling railway station on the South Eastern Main Line to Hythe and Sandgate. It opened in 1874 and closed in 1951.
- 6.42 The line was planned to provide a new route to the continent with a proposed extension through to Folkestone Harbour, although the section of the line between Sandgate (close to the eastern end of the RMC) to Folkestone was never completed. The construction of the line did however encourage the construction of the Seabrook Hotel (now the Hythe Imperial Hotel) as the first (and only part) of an ambitious plan to make the area a prestigious holiday destination. The land hemmed in between the railway line and the RMC was subsequently developed with late 19th C and early 20thC housing.
- 6.43 In heritage terms the branch is of limited significance. Its bridges and embankments serve mainly to provide the northern boundary to the 'zone of visual influence' of the setting of the RMC.

Princes Parade

- 6.44 Princes Parade was constructed as a sea defence and road in 1881 between Sandgate and Hythe. A horse drawn tram ran along it as a substitute for the stations of the Sandgate Branch railway line which were inconveniently suited for access to the seafront.
- 6.45 The tram enjoyed a certain amount of popularity in the summer months as a tourist attraction associated with the Hythe Imperial Hotel but closed in 1911. A single tram shelter remains adjacent to the site. Today the Parade remains as an impressively linear road with views over the sea.
- 6.46 Princes Parade is of local rather than national interest. Nevertheless, it has some interest, along with the seafront, the hotel and probably the RMC as part of the development of tourism and leisure in the area in a time when these were relatively new activities.
- 6.47 The building of the Parade at a higher level than surrounding land created a visual barrier between the RMC and the sea, and thus harmed an understanding of the historic functional relationship between the RMC, low ground to the seaward of it, and the sea- as judged by modern standards.

Figure 3: Annotated 1907 Ordnance Survey Map



- 1 The site (brown)
- 2 Railway Line (blue)
- 3 Tram Line along Princes parade (red)
- 4 Sandgate Railway Station
- 5 Seabrook Hotel- now Hythe Imperial Hotel

Historic England Step 2: assessing the degree to which the identified setting contributes to the significance of the heritage asset(s);

6.48 The NPPF states that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Given the functional relationship between the Canal and its field of fire, and other components of the wider defences, it is the area from which an understanding of the overall function of the defences can be perceived and understood.

6.49 The Historic England note 'The setting of Heritage Assets' states that:

'The contribution of setting to the significance of a heritage asset is often expressed by reference to views.'

It notes that views which contribute to an understanding of the significance of a heritage asset include:

- 1) *those where relationships between the asset and other historic assets or places or natural features are relevant;*
- 2) *those with historical associations, including viewing points and the topography of battlefields;*
- 3) *those where composition within the view was a fundamental aspect of the design and function of the heritage asset; and*
- 4) *those between heritage assets and natural or topographic features....'*

6.50 This section therefore considers views to, over and from the RMC which contain fall into the categories above. As laid out in paragraph 6.29 the views are divided into

- A** Princes Parade along the shore and the golf course immediately adjacent to the site to the west;
- B** Along the Canal, including the earthwork of the Canal, the nearby gardens of houses and, further to the east, Shorncliffe Battery Wall;
- C** The high ground of Hospital Hill to the east, including Martello Towers 8 and 9.

6.51 A: Views from Princes Parade and from the west

A: Views from Princes Parade and from the west

View

*Heritage relevance/
significance*

Analysis of existing view



From public footpath at golf course to the west of the site towards the site and the RMC. Similar serial views can be experienced at other points along this road

Representative of the setting of the RMC with defended ground to the north (left) and seaward ground to be covered by fire from the RMC to the south (right)

Princes Parade, along with the development site, stands to the seaward of the RMC and once would have constituted the 'field of fire' from defensive positions along the canal. Similarly views in this direction encompass Hospital Hill and its defences built to command the ground over and in front of the RMC at its eastern end.

Views from the west along Princes Parade and across the golf course towards the RMC are enclosed by the raised land level of the application site, and by trees and vegetation on the defensive ramparts to the north (landward) side. The key aspect of openness of the RMC and its ramparts towards the sea and the attackers' side has been lost.

Princes Parade and the application site as existing therefore impinge upon the historic setting of the RMC and harm the RMC's historic functional relationship with the low lying seaward ground in front of it. The significance of the RMC in this location has been harmed as a result.



Just to the west of the public footpath at golf course to the west of the site looking towards the site and the RMC.

Category 1 (paragraph 6.49 above) views where relationships between the asset and other historic assets or places or natural features are relevant;

Category 4: views between heritage assets and natural or topographic features....'

Nevertheless, and although the RMC itself cannot be seen due to the land raising of the site as one moves along the coast road, there is a division between undeveloped land (the site) to the south of the canal, and





To the east along Princes Parade at the boundary of the site with the golf course. Site immediately to the left of the road. RMC between the site and the line of houses.



developed land behind the canal to the north. This permits some understanding of a barrier separating the two character areas. This is reinforced by the continuation of open land across the golf course immediately to the west of the site.

SEE ALSO Landscape and Visual Impact Assessment for Views HE1, 2, 3, 4, 5, 6, 7 and LVIA 3

6.52 B: Views along the RMC

B: Views along the RMC		
<i>View</i>	<i>Heritage relevance/ significance</i>	<i>Analysis of existing view</i>
<p><i>From the Canal terminus looking west</i></p>  <p><i>Sea to the left (south) beyond raised vegetative ground of the site and drawbridge redoubt on the right obscured by trees.</i></p>	<p>The extent of views along the RMC towards its key features and key features of its setting has the potential to illustrate key aspects of its function and its functional relationship with its surroundings.</p> <p><i>Category 1 (paragraph 6.49 above) views where relationships between the asset and other historic assets or places or natural features are relevant;</i></p>	<p>The views within the immediate environs of the RMC are enclosed by the raised land level of the site, and by trees and vegetation on the defensive ramparts to the north (landward) side. The key aspect of openness towards the sea and the attackers' side has been lost. Similarly, an understanding of the drawbridge redoubt as a defensive position commanding a field of fire has also been lost.</p>
<p><i>Looking east along the RMC towards the terminus of the RMC.</i></p>  <p><i>High ground of site on the right. Vegetation obscuring ramparts on the left. New buildings at terminus of RMC obscuring views to other defences</i></p>	<p><i>Category 4: views between heritage assets and natural or topographic features....'</i></p>	<p>SEE ALSO Landscape and Visual Impact Assessment for Views HE1, 2, 3, 4, 5, 6, 7 and LVIA 3</p>

6.53: Views from Hospital Hill

C: Views from Hospital Hill		
<i>View</i>	<i>Heritage relevance/ significance</i>	<i>Analysis of existing view</i>
<p><i>From Hospital Hill looking west over the site, golf course and Hythe in the distance</i></p>  <p><i>Eastern end of site obscured by existing modern development.</i></p> <p><i>RMC hidden by topography of Hospital Hill</i></p>	<p>The high point of Hospital Hill provides a vantage point from where the RMC can be seen in context of the wide sweep of land and seascape. In addition, it is the location of Martello Towers 8 and 9 which have a functional relationship with the RMC.</p>	<p>Tree cover and the topography of Hospital Hill obscures views and removes a readily interpretable understanding of the integration of the various defences.</p> <p>Only from a short stretch of Hospital Hill Road is there a view over the Canal, the site and the sweep of the bay. This view is however worthwhile in that allows an understanding of the landscape and seascape setting of the Canal and its field of fire. The extreme eastern end of the Canal is hidden from this view by modern houses and the curve of the hill.</p>
<p><i>From the vicinity of Martello Tower No. 8</i></p>  <p><i>Terminus of RMC visible to the right of the large buildings.</i></p>	<p><i>Category 1 (paragraph 6.49 above) views where relationships between the asset and other historic assets or places or natural features are relevant;</i></p> <p><i>Category 4: views between heritage assets and natural or topographic features....</i></p>	<p>The eastern terminus of the RMC can be seen from the vicinity of Martello Tower No. 9. The view is dominated by large building immediately to the east of the terminus.</p>

- 6.54: In addition to the views investigated above, Historic England have requested that the effect of the proposed development on the setting of the RMC be investigated by reference to specific views. The views, including photographs as they exist at present and CGI's of the development within them are included in the Landscape and Visual Impact Assessment that forms part of the Environmental Assessment that accompanies this planning application. They are tabulated below:

See Landscape and Visual Impact Assessment for Views HE1, 2, 3, 4, 5, 6, 7 and LVIA 3

<i>View</i>	<i>Heritage relevance/ significance</i>	<i>Analysis of existing view</i>
HE1: Looking south (seawards) from the top of the stone wall of the drawbridge redoubt	The location from where fire could be directed eastwards along the coast road, but also over the RMC towards the sea. There is thus a	<p>The viewpoint is somewhat overgrown. However, and as might be expected, the raised application site is prominent. Due to the lack of development on the application site there is a sense of openness.</p> <p>Due to the slightly raised position of the redoubt there is also a sense of the sea beyond (unlike the views experienced from majority of the ramparts on this side of the RMC). Although this is quite different from commanding view that the redoubt would have had over an open beach (due the raised level of the site) it is still possible to understand the redoubt's defensive function and its relationship to the ground in front of it.</p> <p>The top of redoubt is not easily accessible but it could be made so as a part of the scheme proposals.</p>
HE2: From the top of the eastern part of the Shorncliffe battery looking west towards the RMC	As well as constituting a key defensive position from seawards attacks in itself, this part of Shorncliffe battery would have been able to cover the part of the eastern end of the RMC (or at least would have had a line of vision towards it to allow defensive actions to be coordinated. (and vice versa). There is thus a functional visual relationship between the two defences.	Access to the top of the Shorncliffe battery is difficult due to under growth. It is not in case publicly accessible. View to the sea are obvious. However, the topography of the land and the undergrowth is such that there is now no visual connection between the battery and the RMC.

<p>HE3: From the top of Martello Tower No.8 looking towards the site</p>	<p>The Martello Tower was part of a chain of defences which would have worked along with those along the RMC. A line of site from the Tower to the RMC was probably important.</p> <p>There is thus a functional relationship between the two defences.</p>	<p>The top of the tower is a private home. It is not publicly accessible.</p> <p>The majority of the RMC itself is hidden by the topography of the slope on which it stands. The majority of the site is hidden by tree growth and by modern housing development although glimpses of the western part of the site and the golf course beyond are evident.</p> <p>The RMC basin probably would originally have been visible and capable of being covered by fire from the Tower. However, this eastern part of the site is completely obscured by modern housing development.</p> <p>The functional relationship between the tower and the RMC is now not obvious. Nor will this situation change.</p>
<p>HE4: From the vicinity of Martello Tower No.9 looking down towards the site</p>	<p>The Martello Tower was part of a chain of defences which would have worked along with those along the RMC. A line of site from the Tower to the RMC was probably important.</p> <p>There is thus a functional relationship between the two defences.</p>	<p>The tower is an inaccessible ruin which stands in dense woodland on Hospital Hill. By searching through the undergrowth, it is possible to find one single view towards the application site in reasonably proximity to the tower. A new woodland management regime for the woodland is due to be implemented so view from around the tower towards the site may be more available in the future. View of the RMC are not obvious.</p> <p>From the viewpoint, the western part of the RMC and the application site is not visible due to the topography of Hospital Hill. The eastern part of the site, including the RMC terminus, is just visible but distant and largely obscured by modern suburban development to just to the north of the RMC and by modern bulky development just to the east of the terminus.</p> <p>It is not easy to perceive any functional relationship between the tower and the RMC.</p>
<p>HE5: View eastwards from the tow path part of the RMC.</p>	<p>Representative of the setting of the RMC with defended ground to the north (left) and seaward ground to be</p>	<p>The RMC is an obvious linear feature. At this point there is some distance from the RMC to the sea across the adjacent golf course. Tree growth on the north bank of the RMC hides modern</p>

	covered by fire from the RMC to the south (right)	<p>development. The application site is extremely obvious as a raised bank well above the original ground level.</p> <p>The whole view is one without development. Vegetation along the banks of the RMC hide its ramparts and therefore obscure its original purpose to an extent. Without interpretation, it is easy to understand the RMC as a barrier, but more difficult to understand its role as an active defence that commanded the ground in front.</p>
HE6: View due west along the length of the RMC from the stone wharf.	Again, representative of the setting of the RMC with, this time, the seaward ground of the application site to the south (left) ground to be covered by fire from the RMC to the south (left) and defended ground to the north (right)	<p>The RMC is a highly impressive linear feature as viewed from the wharf. However, it is a view that is enclosed by modern development to the north and the raised levels of the application site to the south.</p> <p>The key aspect of openness towards the sea and the attackers' side has been lost.</p>
LVIA 3: From Sandgate Esplanade, adjacent to the Shorncliffe battery to the east of the application site and the RMC.	Represents the experience of approaching the site from the east from where the various components of the defences would have come into view.	<p>The Shorncliffe Battery forms an impressive stone retaining wall at this point, but with the incongruous feature of modern houses on top. The sea shore is in close proximity and it is easy to see how the battery would have commanded the ground in front. However, views towards the RMC and the application site are completely hidden by modern bulky development.</p>

Summary: the present setting of the RMC

- 6.55 There has already been extensive harm caused to the *illustrative historic significance* of the RMC to the extent that it is now difficult to link the constituent parts of the defences with the function of the RMC itself.
- 6.56 However, there should not be an overreliance on views as the sole method of measuring heritage impact. The ability to move around the Canal to explore the various relationships between it and its surroundings is important.
- 6.57 This aspect is rather compromised by the land raising of the site which serves to isolate the Canal from its surroundings as it traverses adjacent to the site and as experienced in views from all directions. Nevertheless, the Council site is crossed at its western end and through the middle by public footpaths, whilst land around its eastern terminus constitutes a small public park.
- 6.58 As importantly, although direct visual links between the canal and low ground, including the shore, have been lost or damaged by land raising and vegetation cover, the general lack of built development in the areas between the canal and the shore (including the site) is such that a sense of openness remains. This sustains a landscape character which is somewhat changed from that that existed prior to land raising, but one that can still be explained by the history and presence of the canal.
- 6.59 Similarly the *aesthetic significance* of the Canal as a linear barrier between open areas of land has been compromised, most particularly by land raising of the Princes Parade site which has placed the Canal within a trench. The Canal itself remains a impressive linear feature, but the aesthetic relationship whereby it commands an area of open land has been very largely lost.
- 6.60 There is still an obvious division between developed land to the north of the RMC and the undeveloped land to the south which has an aesthetic value but this value is compromised by the much higher level of the land.
- 6.61 The RMC retains its *Communal Value* for residents and visitors. It remains heavily used for leisure purposes. In addition, interpretation boards explain the history and construction of the RMC, although not the relationship of the RMC to the wider area and to other defences. This aspect could be improved upon as a part of an environmental improvement and interpretation programme of works.

Impact of the proposed development on the affected historic assets:

Historic England Step 3: The effect of the development on the significance of (the) heritage asset(s)

- 6.62 The site will be developed with a leisure centre, public open space, housing and ancillary commercial uses. The concept is as follows:
- placement of the leisure centre on the eastern portion of the site so that its scale is mitigated by existing large buildings immediately to the east of the site
 - housing development elsewhere on the site, separated from the ARC into smaller parcels by substantial areas of open space.
 - maintenance of public footpaths across the site from Princes Parade to the RMC, within a green and open setting (albeit reduced openness as compared to the setting at present).
 - no development (other than parking) at the extreme eastern end of the site so as to maintain views from the redoubt and Shorncliffe over the RMC to the sea.
 - the site will be raised by 450mm to provide protection from flooding.
 - the Princes Parade Road realigned from the seafront to the north of the site so as to allow for a public promenade along the sea front.
- 6.63 The development of the site will change the setting of the Canal from an expansive open area to one that is partly built upon. The assessment below takes the three identified sets of views that contribute to the setting of the setting in turn and provides a general assessment of the changes which will be brought about by the development. It also includes a specific commentary on specific viewpoints that have been chosen in consultation with Historic England (see Landscape and Visual Impact Assessment for photographs of the viewpoints)

For photographs and CGI's see Landscape and Visual Impact Assessment views HE1, 2, 3, 4 , 5, 6 and LVIA 3

Viewpoints from the west, within the environs of the RMC and the development site and from Hospital Hill		
Viewpoints	Existing view- key features (from paragraphs 6.51 and 6.54)	
A: <i>Princes Parade and Golf course</i>	<ul style="list-style-type: none"> Relationship of RMC commanding a field of fire towards the sea has been harmed by enclosed by the raised land level of the application site, by raised level of Princes parade road and sea defences and by trees and vegetation on the defensive ramparts to the north (landward) side. Aspect of openness of the RMC and its ramparts towards the sea and the attackers' side has been lost. Nevertheless, there is still a division in landscape characters at the RMC- open and undeveloped towards the sea and developed to the landward of the RMC 	<p>The leisure centre building will stand out as prominent in most views. However, the smaller scale housing development is also significant in that the open landscape character of the site to change to one which is developed.</p> <p><i>Historic England Viewpoint HE5</i> (paragraph 6.54 of this chapter and LVIA Chapter in Environmental Assessment). The raised ground level of the site is obvious at this point. Much of the site in the view will be given over to open space. Nevertheless, the Leisure Centre building will be particularly prominent</p>
B: <i>Along the Canal and the defences</i>	<ul style="list-style-type: none"> raised application site is prominent and from many viewpoints along the RMC creates a sense of enclose. sense of the sea beyond at HE1 (but less so elsewhere along the defences) Although different from commanding view that the redoubt would have had over an open beach it is still possible (due the slightly higher level of the redoubt relative to its surroundings) to understand the redoubt's defensive function and its relationship to the ground in front of it. 	<p>The development changes the character of the immediate environs of the RMC from that of an enclosed green corridor towards one where buildings are present.</p> <p><i>Historic England Viewpoints:</i></p> <p><i>Viewpoint HE1</i> from the top of drawbridge redoubt looking south (seawards). There will still be some openness and direct view from this point seawards (across the proposed car park of the Leisure Centre) such that it will still be possible. The leisure centre building will nevertheless be prominent.</p>

		<p><i>Viewpoint HE2</i> from the top of the Shorncliffe Battery. The former visual relationship between the battery and the canal is not evident. The addition of buildings will have very little effect on this aspect.</p>
<i>C: Hospital Hill</i>	<ul style="list-style-type: none"> • Tree cover and the topography of Hospital Hill obscures views and removes a readily interpretable understanding of the integration of the various defences. • Only from one point is there a view over the Canal, the site and the sweep of the bay. The extreme eastern end of the Canal is hidden from this view by modern houses and the curve of the hill. • The eastern terminus of the RMC can be seen from the vicinity of Martello Tower No. 9. The view is dominated by large buildings immediately to the east of the terminus. 	<p>The leisure centre building will be hidden by the topography of Hospital Hill and by modern development, and by mature woodland. The housing development is obvious, but changes the character of the landscape and the wider area. There will now no longer be a large sweep of undeveloped landscape between the RMC and the sea.</p> <p><i>Historic England Viewpoints HE3 and HE4:</i> Views from Hospital Hill will be opened up to a degree by management of the woodland. However, it is evident that the end of the site that is the location is still compromised by modern development in close proximity. This aspect will not change.</p>
<i>General landscape feel</i>	<ul style="list-style-type: none"> • The openness of the application site such that it constitutes a field of fire from the RMC is a key part of the setting of the RMC. • This aspect is diminished in that the application site is raised some 4m above its original level such that the RMC is now in a trench. • However, the RMC forms the division between two character areas- one developed and built up, and the other change consisting of open space (the application site). 	<p>The landscape character of the site will change from one of openness to one that is partially built up.</p> <p>Large areas of open space will remain on the site and form of development will be different from the surrounding suburbs. The contrast between the currently open site and existing development to the north will thus be maintained to a degree. Nevertheless, the change will be obvious.</p> <p>The heritage harm is less given the previous harm to the relationship between the RMC and the open site caused by land raising.</p>

- 6.64 The *illustrative significance* of the overall defences has been altered by the previous land raising of the site and Princes Parade to the extent that it is difficult to link the characteristic of openness to the function of the RMC itself. This aspect will remain largely unchanged by the development.
- 6.65 Similarly, the *aesthetic significance* of the RMC as a linear barrier between open areas of land has already been compromised, most particularly by land raising of the Princes Parade site which has placed the Canal within a trench. The RMC remains as an impressive linear feature, but the aesthetic relationship whereby it commands an area of open land has been very largely lost. This aspect will remain largely unchanged by the development.
- 6.66 The public accessibility of the RMC and its surroundings will be improved by the development. The Canal will therefore largely retain its *Communal Value* for residents and visitors.
- 6.67 The RMC as the boundary between two character areas- open on its seaward side, and built up on its landward side- is still readily perceivable. The sense of openness that characterised this cleared defensible area is still obvious, albeit, given land raising, in a different form. It is this understanding and this sense of openness will be harmed by the proposed development. It is this that has the potential to harm the *aesthetic, illustrative and communal significance* of the RMC.

Proposed mitigation

Historic England Step 4: Maximising enhancement and minimising harm

- 6.68 It may be argued that the harm caused by previous development makes the preservation of what is left of the relationship between openness of setting and function of the Canal all the more important.
- 6.69 However, the design of the scheme allows for some of this understanding to be maintained by:
- The eastern terminus of the Canal is already compromised by bulky buildings in close proximity to the site. The relatively large leisure centre building is therefore placed in this location rather than the less compromised western parts of the site. An additional advantage is that the leisure centre will be hidden from viewpoints on Hospital Hill.
 - The leisure centre is nevertheless separated from adjacent buildings by a carpark to the east. This allows for views to and from the redoubt and to and from parts of the Shorcliffe Battery (where accessible) over the site and out to sea to be maintained

- Key routes across the site are to be maintained. This includes the small 'pocket park' at the terminus of the Canal and the public footpaths and spaces across the middle and at the western end of the site.
- Houses are laid out in discrete 'clumps' separated by open space and footpaths so that they appear as housing within an open landscape.
- Residential buildings are low rise - no more than 9-12m in height to permit some views across the site.
- Buildings (ARC and houses) are to be constructed in natural and muted materials to blend more easily with the landscape.
- The new open spaces within the site allow for greater exploration of the site and its relationship with the RMC.
- The landscaping strategy seeks to create a naturalistic character which draws upon and reflects the coastal environment within which the site lies.
- The Princes Parade road is to be realigned from the seafront to the north of the site so as to allow for a public promenade along the sea front and to ensure a separation between the buildings on the site and the banks of the RMC.

6.70 The development of the site offers opportunities to enhance the understanding of the role of the site as a part of the defences associated with the RMC. To achieve this the Council in its role as landowner, and using capital receipts from the scheme will secure the following heritage benefits:

Restoration/ repair:

- Clearance of vegetation from ramparts, from the firing position at the 'kink' in the canal located to the west of the application site, and along the Military Road;
- Consolidation of ramparts and banks of the RMC to return the RMC to a more military appearance;
- Consolidation of Drawbridge Redoubt- removal of vegetation, repair of stonework.

Securing the monument's future

- Undertake a review of the Shepway District Council Royal Military Canal Management Plan 2016-2020 and prepare a revised and costed management and maintenance plan.

Public access and interpretation

- Landscaping design concept for the development site to emphasise connections between the canal and the sea, to delineate lines of fire and to maintain a feeling of openness;

- Increase public access across the large parks of the development site, between the canal banks and Princes Parade
 - Archaeological investigation to reveal more about the history and development of this part of the canal to inform interpretation strategy;
 - Extensive interpretation strategy including a) heritage trail between the Canal, Shorncliffe Battery and Martello Towers b) interpretation boards and c) art work/ installation on the banks of the canal- building on the findings of the archaeological study;
 - Environmental improvement scheme that marks out the site of drawbridge and the former canal arm leading to it.
- 6.71 The above works will be secured by a S106 agreement or a unilateral undertaking as part of the planning consent for the development of the site.
- 6.72 Overall, the design concept allows for some of the sense of openness of the site to be retained or at least understood. It will maintain a clear difference in character between presently developed land behind (to the landward) of the RMC and the scheme on the site itself. This will enable some understanding of the RMC as a barrier separating different character areas to be maintained.
- 6.73 Development on the site will be interspersed by accessible open space which improve connections between the site, the sea and the RMC. It will allow people to move around and explore the RMC's seaward setting to a greater extent than was possible.
- 6.74 The condition of the RMC will be improved and new interpretation provided in order to provide a greater understanding of the RMC within its setting. Cumulatively, these will improve an understanding of the RMC and its associated features as an integrated defence.

Residual and cumulative effects

Other schemes:

Y14/1248/SH: Seapoint Canoe Centre

- 6.75 There is an extant permission for the construction of small single storey building as a base for a canoe club (Y14/1248/SH- Seapoint Canoe Centre) on the site. It is to be built into the modern raised bank to the south of the RMC adjacent to the RMC terminus. The roof is to be covered with sedum and will be broadly level to the existing level of the site, and hence slightly below the level of the site as proposed.

- 6.76 The main elevation looking over the RMC to the north will be visible as a timber and glazed screen set into the bank. There is an associated fenced-in canoe storage area which will be rather more prominent.
- 6.77 The effect of the building on the significance of the RMC and its setting was assessed at the time as 'minor' due to the small size of the complex and the way its design was integrated into the features of the site to reduce its prominence. The harm to the setting was judged to be outweighed by the public benefits of the proposal.
- 6.78 Given the changes proposed for this part of the site under the current application, including the larger leisure centre building, the cumulative effect on the setting of the RMC of the canoe centre added to the current scheme proposals is insignificant compared to the effect of the current proposals.

Y14/0300/SH: Shorncliffe Garrison

- 6.79 Shorncliffe is a very large Military camp situated on and around Hospital Hill to the east of the site. It was originally established in 1794 and includes within its grounds Martello Tower No 9, the Shorncliffe Redoubt and Shorncliffe Military cemetery¹
- 6.80 Planning permission was given in 2014 for the erection of up to 906 dwellings community services and facilities, a new primary school and nursery (up to 3,500 sqm), and sports facilities.
- 6.81 The open space and woodland at the top of Hospital Hill is to be retained and managed as a part of the scheme. This woodland and the topography of Hospital Hill will screen the parts of the Garrison to be developed from the RMC and the site. There will therefore be no cumulative effect on the setting of the RMC.

Y08/1036/SH: Imperial Green

- 6.82 Permission was granted in 2010 for 75 houses between the Imperial Hotel and the RMC across the golf course to the west of the site. The scheme is now under construction.

¹ The cemetery has views over a wide stretch of coastline, including the western part of the site. However, this view was not a part of the military function of the RMC and other defences and so is not considered here.

6.83 The large and bulky 5/6 storey Imperial Hotel has removed a sense of openness between the RMC and the sea at this point. The development site therefore has a limited further effect on the historic landscape. In addition, it is well removed from the development site. When considered along with the current proposal, there will be only a very limited cumulative effect on the setting of the RMC.

Residual effects

6.84 This statement establishes that:

- the RMC is of national significance
- the setting of the RMC (of which the site is a prominent part) is a key part of its significance
- harm has already been caused to the setting of the RMC by the construction of sea defences and Princes Parade and subsequently by the land raising of the development site.
- the development will cause some further harm to the significance of the RMC.
- Offsite restoration and interpretation works to the RMC will enhance some aspects of its significance and help to mitigate the harm caused by the development.
- The provision of accessible open space on site will also help to enhance and understanding of the RMC within its setting.
- Cumulative effects of the current proposal along with other development proposals on the setting of the RMC are greater by only a very limited degree as compared to the effect of the current proposal.

6.85 The overall character of the site will have changed from one which is open and undeveloped to one which is developed. There is no doubt that the extent of this change will be large. However, the NPPF stresses that:

'It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed'

6.86 The NPPF divides heritage harm into two categories '*substantial*' and less than '*substantial*'. Further advice is given in the accompanying NPPF practice note that states:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest'.

- 6.87 A recent test case *Bedford BC V SSCLG* (2013 EWHC 2847) upheld an inspector's decision which was based on a finding that
 '.... for harm to be substantial, the impact on significance was required to be serious such that much, if not all, of the significance was drained away...'
- 6.88 The table below assesses the residual harm to the RMC and adjacent defences within the context of the paragraphs above.

Significance	Effect of scheme on significance	Mitigation	Residual harm
Illustrative	<p>The analysis of views shows that it is difficult to link the characteristic of openness of the site to the precise functions of the RMC and its surrounding defensive components (including the site as the former field of fire and the Shornecliffe battery). The loss of some openness as a result of the scheme will therefore have a limited effect on an understanding of this aspect.</p> <p>The RMC as the boundary of between two character areas—open on its seaward side, and built up on its landward side is still perceivable and helps to demonstrate the function of the canal with an attacking area in front (the site) and a defended</p>	<p>Opening up of parts of the site as public open space, and further interpretation (including interpretation panels, heritage trails, art work and installations) of the site and the RMC.</p> <p>Site specific design, including bespoke buildings and large areas of open space will still distinguish the site from its suburban surroundings.</p>	<p>The mitigation works will assist in enabling the historic function of the site and its relationship to its setting still to be understood.</p> <p>People will be able will explore the relationships between the RMC and its setting to a greater degree than they can at present.</p> <p>The characteristic of underdeveloped land on one side of the canal and development on the other will be diluted by the development proposals. There will be some additional harm to an understanding of the canal as a barrier. However, given previous harm, this will be limited.</p> <p>The architectural and landscape design will still allow an understanding and perception of the RMC as a boundary between two areas. The contrast will however be diminished and there will thus be some harm to the illustrative significance of the RMC within its setting.</p>

	area. This perception will be harmed by the development.	Restoration and repair of the drawbridge redoubt, wharf, and the canal banks. Improved management regime	<p>The military function of the canal will be more obvious and the long term understanding and future of the RMC as a defensive feature will be more secure than it is at present.</p> <p>Overall Assessment: Less than substantial</p>
Aesthetic	<p>The RMC is at present an impressive linear feature, but the aesthetic relationship whereby it commands an area of open land has been very largely lost. This will remain the case with the development.</p> <p>The characteristic of the canal marking a division between two landscapes (undeveloped and developed) will be lost- especially as perceived on approaches from the east and west to the site and this part of the canal This will cause harm to the aesthetic value of the RMC.</p>	Restoration and repair of the drawbridge redoubt, wharf, and the canal banks.	<p>Restoration will allow key features to be better appreciated than they are at present.</p> <p>The military feel of the canal including its impressive geometry will be enhanced.</p> <p>The setting of the vast majority of the RMC remains intact along its 28 miles. However, the aesthetic harm to this part of the RMC will remain after mitigation. This is reduced due to previous land raising, and to an extent by the mitigation works proposed as a part of this application, but nevertheless there will still be harm to the aesthetic heritage significance of the RMC within its setting.</p> <p>Overall Assessment: Less than substantial</p>
Communal	The public accessibility of the RMC and its surroundings will be improved by the development. More people will be attracted by the improved	Interpretation and site specific design of open spaces.	Public understanding and appreciation of the RMC and its surroundings may increase.

	leisure facilities available. The Canal will therefore largely retain its <i>Communal Value</i> for residents and visitors.		Overall Assessment: <i>Less than substantial</i>
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- 6.89 The conclusion of less than substantial harm above concurs, with provisos, with previous advice given by Historic England² on the principle of the development of the site. The advice specifically acknowledges that the overall RMC monument is a large and that the proposal only affects one small part of it. The advice states that:
- '...It is arguable whether harm arising a change of setting can ever be judged as substantial harm, but this has to remain a possibility. For such a large overall monument as the RMC and taking note of the changes that have already occurred at Seabrook, our current view is that more development here is not likely to be substantial harm...'*
- 6.90 Recent case law (University of Bath v North East Somerset Council) has established that 'less than substantial harm' can 'range from limited harm towards the lower end of the spectrum to considerable harm at the upper end'.
- 6.91 In this case, the proposed change to a landscape character which is derived from the historic function of a heritage asset of the highest significance clearly causes more than 'limited harm'.
- 6.92 However, it is worth noting the Historic England discussion on whether a change of setting '*can ever be judged as substantial*' and Historic England's general reference to '*more development*' on the site causing less than substantial harm.
- 6.93 In this case the 'more development':
- is a bespoke design which specifically retains and enhances large areas of open space on the site;
 - is designed to the specific principle of 'buildings in landscape, rather than buildings which remove a landscape';
 - incorporates mitigation measures
 - will result restoration or consolidation of some parts of the monument which are currently in poor condition.
- 6.94 Given the above the harm to the significance of the RMC caused by the development does not lie on 'considerable end of the 'less than substantial harm' spectrum. The assessment of harm is a judgement rather than a precise measurement and it is therefore difficult to break it down into ever smaller increments. However, it would seem appropriate to describe the harm as moderate at most.

² Email 10/08/16 from Peter Kendall of Historic England to Martin Mckay, Heritage Consultant for the Council

The National Planning Policy Framework: Balancing heritage harm against public good.

9.95 Paragraph 134 of the of the National Planning Policy Framework states:

'Where a development proposal would lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal.'

6.96 However, this paragraph cannot be taken on its own. Recent appeal decisions, for instance Barnwell Manor Wind Energy Ltd, and R (on the application of Forge Field Society) have hinged on the interpretation of Section 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990. This states that

'In deciding whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

6.97 In both cases the judgements upheld the phrase 'special regard'. In the case of Forge Field the judgement was particularly powerful:

'The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the right balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation, and if it demonstrably applies that presumption to the proposal it is considering'.

6.98 Given this and given that the RMC is of the highest significance there is a need for any heritage harm caused by the proposal to be weighed against the public benefits of the proposal. It is not a balanced judgement- the public benefits of the development have to be considerable to overcome the limited to moderate harm caused to the significance of this part of the RMC.

6.99 To this extent, and most importantly, the scheme will provide the means to consolidate and repair hitherto neglected but key parts of the RMC – the ramparts and the drawbridge redoubt. It will allow a review of the management of the RMC to help ensure that it is better looked after and managed so as to protect its significance.

6.100 These gains are not abstract, relating only to the monument. Legal protection for the historic environment exists because the historic environment is valued by society. It follows from this that the gains can be judged themselves as public benefits.

6.101 The scheme will also allow for better public access and interpretation of the RMC and the wider area, including the site. In particular, the provision of large areas of public open space on the site, in an inspiring seaside setting which will be related to the RMC by way of art

work and interpretation, is a major public benefit in itself and one which could lead to a new understanding and appreciation of the RMC. The open spaces of the site will be an important community resource suitable for informal recreation and a significant visual amenity which will increase the enjoyment of the area, and which will help towards meeting the shortfall in such spaces within Shepway³.

- 6.102 The provision of major new leisure centre which includes two swimming pools, a fitness suite and studio space, is a major public benefit. It will replace the outdated and unreliable Hythe Swimming Pool. It will deliver on the current health agendas and help in meeting the shortfall in leisure provision in Shepway. As noted in the section earlier in this document on the principle of development, several other sites have been assessed. The application site was found to be the most suitable and deliverable for a facility of this scale⁴.
- 6.103 The scheme will also move the road away from the seafront, thus allowing untrammelled recreational use of the Parade for recreational purposes. As importantly the combined facilities of public open space, walks and trails, sports facilities, small scale commercial uses, canoe centre and accessible sea front will combine to produce a major leisure node in an inspiring setting that has the potential to contribute considerably to the health and well-being agenda that is informing national and local planning policy at present. It can be judged akin to the unrealised Victorian plans centred round the Hythe Imperial Hotel to turn the area into a leisure destination.
- 6.104 The scheme will also provide 150 dwellings and will thus contribute to Shepway's considerable housing needs. Although this is small relative to Shepway's overall needs, further benefits include the maximising the use of previously developed land and remediation of contaminated land. As importantly the capital receipts to the Council from the sale of housing land on this site and the present Hythe Swimming Pool site are an integral part of the delivery of the other public benefits on the site.as outlined in the Principle of Development section earlier in this document.
- 6.105 In seeking to deliver the benefits there has been a careful balancing of housing capacity of the site (taking in account the historic setting of the RMC) and the achievement of community land uses.
- 6.106 Overall, the public benefits to be delivered by the scheme are substantial. The heritage benefits will help in consolidating and maintaining the RMC for the future, whilst the leisure and recreation facilities will deliver health and wellbeing benefits for the populace of Shepway as a whole. Overall, the scheme will deliver on a wide range of objectives and will achieve substantial public good. This is sufficient, in this case, to outweigh the limited to moderate 'less than substantial harm' to the RMC within its setting.

³ Shortfall in informal open space highlighted in Places and Policies Local Plan Preferred Options 2016.

⁴ Cabinet report 4th November 2015

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The following documents, appeal decisions and websites have been referred to in the production of the report and are discussed in the report.

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- *Barnwell Manor Wind Energy Limited versus East Northamptonshire District Council, English Heritage and National Trust* (2014) EWHC 18945 (admin)
- *Forge Field Society and others versus Sevenoaks District Council and others* (2014) EWCA Civ 137
- *Stewart versus Newark and Sherwood District Council* (2016)
- *University of Bath versus Bath and East Somerset Council* (2017)
- *Bedford BC V SSCLG* (2013)

Glossary

Military Terms

Battery: Any place where guns or mortars were mounted. Very often on top of revetments or within a redoubt (see below)

Field of fire: Area in front of defences that could be raked by gun fire from the defences

Line of fire: The line between a firing position and the area/ point to be fired at

Rampart: Mass of excavated earth on which troops and guns are placed to form a defence.

Revetment: Masonry wall on the side of ditches or ramparts.

Redoubt: Small enclosed defensive position surrounded by defensive walls or revetments.

Scheduled Ancient Monument: A historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport. Consent is required from the Secretary of State to repair or alter the monument.

Martello Tower: A circular, towerlike fort with guns on the top- named after Cape Mortella, Corsica, where a tower of this kind was taken by British forces in 1794.

Conservation Terms

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Significance: The sum of the evidential, historical, aesthetic and communal values (amongst others) of a place.

Integrity: (wholeness, honesty). The extent to which a building or complex is complete or intact.

Authenticity: The characteristics that truthfully represent the values that make the building or complex significant. An understanding of this can be damaged by alterations that fail to distinguish between new and old work

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This order number must be quoted on all correspondence and invoices related to this order.

Purchase Order Date: 15/01/18

Page: 1 of 1

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Description	Required By	Qty	UOM	Unit Price	Nett Price
Princes Parade - cost plan for Nickolls Quarry scheme (as detailed in email from Betteridge and Milsom dated 19th December 2017)	16/01/18				1500.00
Conditions of supply The terms and conditions of supply that apply to this purchase order can be found on the council's website. Please go to http://www.shepway.gov.uk/your-council/council-information/payments-to-suppliers				Total Value (Excl. VAT)	1500.00

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 24 January 2018 13:35
To: [REDACTED]@shepway.gov.uk
Cc: [REDACTED]
Subject: RE: Princes Parade Cost Plan
Attachments: image001.png; image002.png; image003.png; image889000.png; image765001.png; image549002.png

[REDACTED]

Will do. They are imminent!

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
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Sent: 24 January 2018 13:32
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: RE: Princes Parade Cost Plan

[REDACTED]

I am on leave from 25th Jan to 1st Feb. Can you send the reports to [REDACTED] ([REDACTED]@shepway.gov.uk) and copy in [REDACTED] ([REDACTED]@shepway.gov.uk)

Thanks

[REDACTED]

From: [REDACTED]
Sent: 23 January 2018 08:28
To: [REDACTED]
Subject: RE: Princes Parade Cost Plan

Thanks

From: [REDACTED] [mailto:[REDACTED]gannaway@betteridge-milsom.co.uk]
Sent: 23 January 2018 08:06
To: [REDACTED]
Subject: Re: Princes Parade Cost Plan

[REDACTED]

Sorry about the delay in responses. As mentioned yesterday, illness rife through office last week. Bear with, and we will get updated reports over to you in next 48 hours.

As discussed yesterday we will issue 2 reports on PP.

Thanks,

[REDACTED] | BSc. MRICS
Director

T. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

Betteridge & Milsom

The Old Bakehouse, 18A Ivy Lane, Canterbury, Kent, CT1 1TU



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On 22 Jan 2018, at 11:52, "[REDACTED]@shepway.gov.uk" <[REDACTED]@shepway.gov.uk> wrote:

[REDACTED]

I there a good time today/tomorrow to call to catch up on things i.e. –

- Princes Parade cost plan update.
- Nickolls Quarry assessment (including mitigation of existing site)
- Heritage mitigation of existing site

Thanks

[REDACTED]

[REDACTED]
Strategic Development Projects Manager
t: [REDACTED]
m: [REDACTED]
f: [REDACTED]
Shepway District Council, Civic Centre,
Castle Hill Avenue, Folkestone, Kent, CT20 2QY.
E: [REDACTED]@shepway.gov.uk
www.shepway.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@betteridge-milsom.co.uk]
Sent: 17 January 2018 08:42
To: [REDACTED]
Cc: [REDACTED]@tibbalds.co.uk; [REDACTED]
Subject: RE: Princes Parade Cost Plan

[REDACTED]

Unfortunately we wont be in a position to get this issued today. As discussed at the meeting we will issue it by the end of the week.

Kind regards

[REDACTED]

[REDACTED] | BSc (Hons) MRICS
Senior Project Surveyor

T. [REDACTED]
M. [REDACTED]
E. [REDACTED]@betteridge-milsom.co.uk

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From: [REDACTED]@shepway.gov.uk [mailto:[REDACTED]@shepway.gov.uk]
Sent: 17 January 2018 08:35
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>; [REDACTED]
<[REDACTED]@betteridge-milsom.co.uk>
Cc: [REDACTED]@tibbalds.co.uk; [REDACTED]@shepway.gov.uk
Subject: Princes Parade Cost Plan

[REDACTED]

We have a meeting with the Head of Planning and Case Officer tomorrow where we intend to discuss scheme viability and the S106, CIL and other planning obligations. Are you still OK to get a draft of the revised cost plan sent over today?

Thanks

[REDACTED]

[REDACTED]

Strategic Development Projects Manager

t: [REDACTED]

m: [REDACTED]

f: [REDACTED]

Shepway District Council, Civic Centre,

Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

E: [REDACTED][shepway.gov.uk](mailto:[REDACTED]@shepway.gov.uk)

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INVOICE



Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
Canterbury
Kent CT1 1TU

Project Ref: 3495
Invoice No: 6868
Date: 29/01/2018

VAT Reg No: 864 2061 34

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

invoices@shepway.gov.uk

Project: Princes Parade
Comm No: Purchase Order SD00272
Services: Provide QS services for Nickolls Quarry Site (Initial Cost Plan)

Agreed Fee: as per purchase order dated 15th January 2018

Value of Work	£ -
Fee %	0.00%
Total fee	£ 1,500.00

Works Carried out to date:	Fee Split	To Date	£
Preparing initial cost plan report			1,500.00
Total costs to date			1,500.00
Less Previous Invoice No	N/A	dated	N/A
Total due excluding VAT			1,500.00
VAT @ 20%			300.00
Total Due including VAT			£ 1,800.00

Payment terms strictly 30 days

Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

INVOICE



Betteridge & Milsom Ltd.
The Old Bakehouse
18A Ivy Lane
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Total costs to date				1,500.00
Less Previous Invoice No	N/A	dated	N/A	-
Total due excluding VAT				1,500.00
VAT @ 20%				300.00
Total Due including VAT				£ 1,800.00

Payment terms strictly 30 days

Payments by BACS to: Natwest Bank Plc, Account No: 90632257, Sort code: 60-04-27

Wignall, Peter

From: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Sent: 07 February 2018 08:46
To: [REDACTED]
Cc: [REDACTED]@shepway.gov.uk
Subject: RE: 3375 - Princes Parade Viability Cost Report
Attachments: image002.png; image670000.png; image506001.png; image939002.png

[REDACTED]

Good to hear from you. I have tracked the changes below between the 20/08/17 report and the 24/01/18 report.

The major changes were that CIL did not apply in the end as SDC plan to dispose of resi plots, it became apparent that S106 contributions are index linked, and Savills valuation increased the potential income source. This allowed us to review the costs of the leisure centre partially in line with previous cost review from WD and reviewing current market trends.

Item	20/08/17 report	24/01/18 report	Difference	Note	
PHASE 1					
Main Contractor's OHP				Uplift from 8% to 8.5% - consi knock on effect of above	
Risk Allowance (10%)					
Project team fees					Uplift from 14% to 15% - cons
CIL Allowance					Not applicable on basis of sel
Employer's Risk (1%)					knock on effect of above
Funding costs				Information provided by SDC cashflow (also covers phase 2	
PHASE 2					
Construction of Leisure Centre				Cost review against base cost	
Realignment of Princes Parade				Cost review of road formation	
Associated External Works				Heritage works across site (ba	
Main Contractors Prelims (13%)				Uplift effect from above	
Main Contractor's OHP				Uplift from 8% to 8.5% - consi	
Risk Allowance (10%)				knock on effect of above	
Project team fees				Uplift from 14% to 15% - cons	
Employer's Risk (1%)				knock on effect of above	
TOTAL Project Cost effect.					
Income Source					
NQ S106 Income				discovered that S106 was inde	
Princes Parade Land Value				now based on validated advic	
TOTAL Income Source effect					
TOTAL SDC Contribution	£ 5,128,120.00	£ 2,075,868.50	-£ 3,052,251.50		
	Project Cost Effect (see above)	Income Source Effect (see above)			
Check	£ 1,935,093.00	£ 4,987,344.50	£ 3,052,251.50		

I trust this assists. If you want to discuss, please do not hesitate to call me.

Kindest regards,

[REDACTED] | BSc. MRICS
Director

T. **[REDACTED]**
E. **[REDACTED]** @betteridge-milsom.co.uk

Betteridge & Milsom

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From: [REDACTED] [mailto:[REDACTED]@hadronconsulting.co.uk]
Sent: 06 February 2018 07:07
To: [REDACTED] <[REDACTED]@betteridge-milsom.co.uk>
Subject: Fwd: 3375 - Princes Parade Viability Cost Report

Hi [REDACTED]

Hope you are well.

[REDACTED] has forwarded me your latest viability cost report. Can you please confirm what the main changes are. Also, is there an updated leisure centre cost report that sits behind this?

Regards

[REDACTED]

[REDACTED]

Director

Hadron Consulting Ltd
18 Hatton Place
London
EC1N 8RU

M: [REDACTED]

E: [REDACTED]@hadronconsulting.co.uk

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To: "[REDACTED]@thesportsconsultancy.com" <[REDACTED]@thesportsconsultancy.com>
Cc: [REDACTED] <[REDACTED]@hadronconsulting.co.uk>
Subject: FW: 3375 - Princes Parade Viability Cost Report

