**Land at Biggins Wood , Folkestone, Kent, CT19 4AL**

**General Brief**

**Introduction**

In December 2016 The Council purchased “Biggins Wood”, a former brickworks and landfill, on which it intends to construct homes and a light industrial estate. In August 2014 outline planning permission was secured for a mixed use development of 5,142 sqm of industrial/storage units (classes B1 and B8), and 660 sqm of commercial/office units, as well as 77 homes.

**The Site**

The site is located within the settlement boundary of Folkestone/Cheriton approximately 3 km to the northwest of Folkestone Town Centre. The area in question comprises approximately 4.35 hectares (10.75 acres) and is located to the west of Caesars Way and Shearway Business Park and to the south of the M20 Motorway. The site is accessed to the east via an unmade access off Caesar’s Way highway. Located immediately to the south are the residential areas of Elventon Close, Charles Crescent and Stockham Court which are all predominantly two storey in scale and to the west is the Harcourt Primary School and its associated playing fields.

The site is currently unused and vacant and comprises of scrub land with areas of hardstanding. Historically it has been used for industrial purposes including a clay pit, brick works and a former concrete batching plant. The majority of the site is flat, however the land undulates and drops away towards the motorway within the north east corner. The site is also slightly elevated and rises above the residential areas to the south by approximately 2 metres.

Forming part of the wider area of Shearway Business Park, this is the last area to be developed for employment land uses and therefore is identified within the Local Plan as employment land and allocated under saved policy E2 for employment development. Positioned upon the northern and west boundaries are areas of natural landscaping which is identified in the Local Plan to be Strategic Landscaping under saved policy CO24.

**The Approved Scheme**

In August 2014 outline planning permission was secured for a mixed use development of 5,142 sqm of industrial/storage units for use classes B1 and B8, and 660 sqm of commercial/office units as well as 77 residential dwellings together with associated car parking, open space, landscaping, pedestrian link and reconfiguration of vehicular access off Caesars Way.

The employment element to consist of 54 various sized industrial and storage units falling within Use Classes B1 and B8 with a total floor area of 5,142 sqm as well as a single commercial office unit with a total floor area of 660 square metres also falling within Use Class B1. The precise mix and size of units is not proposed to be fixed at this outline stage in order to give flexibility for potential investors and employers. However the indicative scheme, submitted with the planning application, proposed a range of unit sizes from 75 sqm upwards which seek to cater for smaller start up businesses.

The residential development would comprise 39 two bedroom dwellings of an approximate floor area of 81 square metres and 38 three bedroom houses of floor area of approximately 122 square metres resulting in a total of 77 residential units. Out of this total of 77 units 23 are required to be affordable housing in accordance with the local planning policy.

In addition, for the residential component of the scheme, reserved matters approval of the appearance, layout and scale has been obtained (Y16/0403/SH). An application is currently being prepared that will seek to discharge the remaining reserved matters.

Details of the planning application listed above can be found at the following link (enter the appropriate reference) :-

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