

## Wignall, Peter

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**From:** Samuel Durham [samuel.durham@lloydbore.co.uk]  
**Sent:** 16 September 2016 10:28  
**To:** Peter Radmall; Ian Segre  
**Cc:** Dave.Shore@shepway.gov.uk; Andy.Jarrett@shepway.gov.uk; Julian Bore; Matt Shillito  
**Subject:** RE: Prince's Parade - Lighting consultant  
**Attachments:** image003.jpg; image004.jpg

REFERENCE EML-OUT/3609/20160916-102438-266

Peter / Ian,

Once Elementa have been instructed, I will provide advice on locations of light-sensitive ecological receptors. Essentially this is the canal and associated vegetation on the tow path / embankment between canal and site (which is used by foraging / commuting bats), but I can provide a marked up plan in due course if that would be of assistance.

Peter / Matt,

I have assumed that there will be no need to provide additional lighting on the tow path / bridges over canal. Is this assumption correct?

Kind regards,

**Samuel Durham BSc (Hons) ACIEEM**

Senior Ecologist



Lloyd Bore Ltd.

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**From:** Peter Radmall [mailto:firbank@callnetuk.com]

**Sent:** 16 September 2016 09:39

**To:** Ian Segre <ian.segre@elementaconsulting.com>

**Cc:** Dave.Shore@shepway.gov.uk; Andy.Jarrett@shepway.gov.uk; Samuel Durham <samuel.durham@lloydbore.co.uk>; Julian Bore <julian.bore@lloydbore.co.uk>; Matt Shillito <matt.shillito@tibbonalds.co.uk>

**Subject:** Re: Prince's Parade - Lighting consultant

Ian,

This looks to be pretty much what we need (but I have some comments below). The attached Scoping Report provides you with an overview of the site and the proposals. The latter are divided into two elements: an affordable

recreation centre (ARC), which will be the subject of a full application; and the remainder of the scheme (mainly resi), which will be in outline. Whilst we should have detailed lighting info for the ARC, we will need to make sensible assumptions for the outline scheme.

The deliverable would be a technical report that will form an appendix to the ES (rather than an ES chapter); it can therefore be in your usual house style. I would make the following comments:

1. It will need to address light spill from internal sources as well as external (the swimming pool within the ARC, for example, is likely to be brightly lit);
2. Sensitive receptor locations will need to be agreed with Samuel Durham (re ecology) and Julian Bore (re residential properties etc);
3. It will need to briefly say something about the construction phase; and
4. The methodology section would benefit from an explanation as to how significance levels relate to predicted changes in illumination.

I suggest you send your fee proposal to Dave Shore in the first instance. Others, feel free to comment if necessary.

Regards,

Peter

----- Original Message -----

**From:** Ian Segre

**To:** Peter Radmall ; Samuel Durham

**Cc:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) ; [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk) ; Julian Bore

**Sent:** Thursday, September 15, 2016 4:32 PM

**Subject:** RE: Prince's Parade - Lighting consultant

Good Afternoon Peter,

Apologies I was out of the office this morning and was just going to request some project scope information in order to prepare our fee proposal, when I saw your email.

I have attached a copy of a lighting report section that was compiled for a previous project planning submission, which was relevant Bat roosts.

Please do not hesitate to give me a call if you have any questions.

Kind regards,

Ian Segré | Associate Principal



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**From:** Peter Radmall [mailto:firbank@callnetuk.com]  
**Sent:** 13 September 2016 21:28  
**To:** Samuel Durham <samuel.durham@lloydbore.co.uk>  
**Cc:** Ian Segre <ian.segre@elementaconsulting.com>; Dave.Shore@shepway.gov.uk; Andy.Jarrett@shepway.gov.uk;  
Julian Bore <julian.bore@lloydbore.co.uk>  
**Subject:** Re: Prince's Parade - Lighting consultant

Thanks, Sam. Ian, by copy, could you provide an example of the sort of lighting impact report you normally prepare? I'll then be able to confirm whether that's what we need.

Regards,

Peter

----- Original Message -----

**From:** Samuel Durham  
**To:** Ian Segre  
**Cc:** Peter Radmall ; Dave.Shore@shepway.gov.uk ; Andy.Jarrett@shepway.gov.uk  
**Sent:** Tuesday, September 13, 2016 11:43 AM  
**Subject:** FW: Prince's Parade - Lighting consultant

REFERENCE EML-OUT/3609/Clt/20160913-114103-999

Ian,

See below from client for Prince's Parade (request for fee proposal from Elementa).

Peter Radmall (email address in below chain) may be the best person to contact to establish a scope for the fee proposal.

Kind regards,

**Samuel Durham BSc (Hons) ACIEEM**  
**Senior Ecologist**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [mailto:[Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)]

**Sent:** 13 September 2016 09:22

**To:** Samuel Durham <[samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)>

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk); [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk); [sue.rowlands@tibbonalds.co.uk](mailto:sue.rowlands@tibbonalds.co.uk); [claire.perrott@tibbonalds.co.uk](mailto:claire.perrott@tibbonalds.co.uk); Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>; [firbank@callnetuk.com](mailto:firbank@callnetuk.com)

**Subject:** RE: Prince's Parade - Lighting consultant

Samuel

Grateful if you could request a proposal from Elementa.

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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

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**From:** Samuel Durham [mailto:[samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)]

**Sent:** 12 September 2016 16:37

**To:** Peter Radmall

**Cc:** Shore, Dave; Jarrett, Andy; Matt Shillito; Sue Rowlands; [claire.perrott@tibbonalds.co.uk](mailto:claire.perrott@tibbonalds.co.uk); Julian Bore

**Subject:** RE: Prince's Parade - Lighting consultant

REFERENCE EML-OUT/3609/20160912-163443-192

Agreed. It is definitely an important part of my impact scoping exercise for bats.

I'm sure Ian would be able to assist / discuss to ensure that an appropriate fee proposal is provided by Elementa.

Kind regards,

**Samuel Durham** BSc (Hons) ACIEEM  
Senior Ecologist



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From: Peter Radmall [<mailto:firbank@callnetuk.com>]

Sent: 12 September 2016 16:28

To: Samuel Durham <[samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)>

Cc: [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk); [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk); Matt Shillito <[matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)>; Sue Rowlands <[sue.rowlands@tibbonalds.co.uk](mailto:sue.rowlands@tibbonalds.co.uk)>; [claire.perrott@tibbonalds.co.uk](mailto:claire.perrott@tibbonalds.co.uk); Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

Subject: Re: Prince's Parade - Lighting consultant

Sam,

Many thanks for this. As we discussed last week, since lighting has been raised in the scoping opinion, we need to address it somehow. My current thinking is to prepare a technical assessment of the sort you describe and to present this as an appendix to the ES, which others can then draw on, rather than having lighting as a separate topic with its own chapter etc. The assessment will need to be suitable for use by the LVIA as well as yourselves. Since it's been asked for as part of the EIA, it will have to be done as part of this submission and therefore cannot really kick off until we have an agreed scheme (although I guess baseline measurements could be done now). It will also need to reflect the difference in information between the ARC (for which we should have full details of lighting) and the outline element (for which we will need to adopt sensible assumptions re street lighting etc). Happy for others to comment as necessary, but I suggest we ask Elementa for a proposal.

Regards,

Peter

----- Original Message -----

From: Samuel Durham

To: [firbank@callnetuk.com](mailto:firbank@callnetuk.com)

Cc: Ian Segre ; [andy.jarrett@shepway.gov.uk](mailto:andy.jarrett@shepway.gov.uk) ; [sue.rowlands@tibbonalds.co.uk](mailto:sue.rowlands@tibbonalds.co.uk) ; [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk) ; [claire.perrott@tibbonalds.co.uk](mailto:claire.perrott@tibbonalds.co.uk) ; [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) ; [mgowdridge@gt3architects.com](mailto:mgowdridge@gt3architects.com) ; Julian Bore

Sent: Monday, September 12, 2016 4:20 PM

Subject: Prince's Parade - Lighting consultant

REFERENCE EML-OUT/3609/20160912-154856-484

Good afternoon Peter.

During the Prince's Parade DTM last Thursday, you asked if anyone was aware of any lighting consultants that could be used, when required, to model illumination / light spill for the proposed development.

I have recently been working with Ian Segre of Elementa Consulting on light spill modelling in relation to a river corridor used by bats as a foraging / commuting resource.

Ian is well aware of bat / lighting conflicts and bat-sensitive design and I am putting his name forward as we have experience of working with him on this matter.

Ian has confirmed that Elementa would be interested in providing a fee proposal for any such lighting assessment / modelling for the Prince's Parade project, once a scope has been agreed amongst the project team.

For reference, I feel that light spill / illumination modelling would be a very useful exercise in terms of assessing potential impacts upon bats. If I am to produce a robust assessment in the ES, I would need evidence of light levels/changes.

However, I understand that there may be a discussion to be had about whether this is done at the preferred options (now), outline application (before November) or detailed application stage.

Kind regards,

--

**Samuel Durham BSc (Hons) ACIEEM**

**Senior Ecologist**



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# Proposed Development at Princes Parade, Hythe: EIA Briefing

## 1. Scope

The Council's Scoping Opinion was circulated on 5<sup>th</sup> September, on the basis of which the EIA will address the following topics (with consultant responsible):

- Cultural Heritage (Martin McKay);
- Ecology (Lloyd Bore);
- Flood Risk and Drainage (Herringtons Consulting);
- Geo-Environment (IDEOM Merebrook);
- Landscape and Views (Lloyd Bore);
- Socio-Economics (Tibbalds); and
- Transport (MLM).

In addition, the Council has requested that Lighting be assessed. It is currently intended to commission a lighting impact study, which will be presented as an appendix to the ES (but will not be the subject of its own chapter).

For the avoidance of doubt, the following topics have been scoped out:

- Air Quality;
- Climate Change/Sustainability<sup>1</sup>;
- Noise and Vibration<sup>2</sup>; and
- Waste.

Each consultant is responsible for progressing their own scoping discussions with relevant parties, and for keeping the rest of the team informed as necessary.

## 2. Form of the Application

The planning submission will comprise:

- A full application for the Affordable Recreation Centre (ARC); and
- An outline application for the remainder of the scheme.

The level of information and the reporting of effects will therefore need to reflect this. Whilst detailed information will be available for the ARC, the outline scheme will be assessed on the basis of relevant parameters. These are still to be developed, but are likely to include, as a minimum:

- Schedule of accommodation/uses;
- Site layout, landuse and density;
- Building height and massing;
- Landscape and open space; and
- Access and circulation.

A number of other documents will emerge from the EIA/design process and will need to be treated as assessment information (e.g. landscape plan, drainage strategy).

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<sup>1</sup> Although a separate Sustainability Statement is assumed to be required.

<sup>2</sup> Except for a query the Council has raised in relation to piling and land stability.

### 3. ES Structure

The following structure is proposed for the ES:

- Vol 1: Non-Technical Summary (NTS)
- Vol 2: Main Report
- Vol 3: Technical Appendices

#### NTS

The NTS will comprise a document of around 10 pages that summarises the main information and conclusions of the ES in an accessible style. This will be written by me.

#### Main Report

The Main Report is anticipated to be a document of around 100-150 pages, divided into two parts. The first part would comprise the following chapters (written by me):

1. Introduction;
2. EIA Process;
3. Environmental Policy Context;
4. Baseline Conditions; and
5. Development Description (including main alternatives).

The second part will comprise chapters addressing each of the assessment topics, i.e.

6. Cultural Heritage;
7. Ecology;
8. Flood Risk and Drainage;
9. Geo-Environment;
10. Landscape and Views;
11. Socio-Economics; and
12. Transport.

These chapters will be drafted by the specialists on the basis of a common format (see below) and then edited by me. The final chapter (written by me) will comprise:

13. Residual and Cumulative Effects.

#### Technical Appendices

The Technical Appendices will comprise detailed supporting information such as surveys and technical data, together with standalone reports that may be required in any event as part of the planning submission (e.g. TA, FRA). These will be produced in each consultant's house style, but possibly with a common cover.

It is currently assumed that each assessment topic will probably require one appendix and that other appendices will include the Scoping Opinion. Some of this supporting material may be lengthy and may need to be presented in A3 format, in which case it can form a separate volume in its own right if necessary. Specialists are asked to confirm what technical material they anticipate producing.



In addition, the Council have asked for an Environmental Management Plan (EMP) to be prepared, to provide a co-ordinated point of reference for mitigation. This will probably be presented as one of the appendices and pulled together by me, using information from each consultant.

#### 4. Reporting of Effects

##### Significance

I do not normally require the topic assessments to use identical approaches or terminology for describing levels of significance. What is important is that they clearly explain whether each effect is significant or not, and how this conclusion has been arrived at. Where descriptive terms are used (e.g. minor, moderate, major), these need to be defined in terms of, for example, magnitude of change, sensitivity of resource/receptor or the policy level at which they are significant (local, district, national etc).

##### Distinguishing between the Applications

Whilst this is a single EIA, reported in a single ES, we need to be mindful of the distinction between the two applications. It is therefore requested that, once the effects of the overall scheme have been reported, an explanation is provided as to how these relate to the ARC and the outline components respectively (including any associated difference in significance).

##### Cumulative Effects

The only committed developments of potential relevance that have been identified to date are the schemes at Shorncliffe Garrison and Imperial Green. Details of these will be circulated shortly.

#### General Requirements for Technical Chapters

- Aim for up to 20 pages; the shorter the better, chapter length should reflect the importance and complexity of each topic.
- Chapters should generally summarise, rather than repeat, what's in the technical appendices, although some material may need to appear in both.
- To minimise chapter length, relegate as much technical material to the appendix; this might include methodology or policy, for example.
- They should be written as chapters, not reports (i.e. no covers or contents pages).
- They should be plain Word documents without corporate formatting, macros, logos, section breaks, headers/footers or anything else likely to make editing difficult.
- They should follow the model structure provided below.
- Graphics should preferably remain as separate docs (e.g. PDFs) or should be presented in the Technical Appendices; they should not be embedded within the chapter until the text has been finalised.

#### Structure of Technical Chapters

First-order chapter headings are given below, together with guidance on their content.

Introduction: What this chapter is about; refer to Technical Appendix.

#### Scope and Methodology

- Outline of topic scope.
- Overview of methodology, including information sources, guidance, surveys, modelling, consultation etc.
- Refer specifically to how significant effects have been defined.

Policy and Guidance: Overview of main legislation, policies, guidance, standards etc relevant to each topic, distinguishing between local, national etc.

#### Baseline Conditions

- Describe relevant aspects of the site and surrounding area.
- Identify relevant receptors/resources and designations.
- Highlight any anticipated differences between current/future baseline.
- Note that current baseline = existing conditions, future baseline = conditions at start of construction or on completion of development (but see also separate note below).

#### Predicted Effects

- Distinguish between effects associated with construction and those relating to the completed/operational development (emphasis will vary between topics).
- Identify potential sources of impact, but note that a description of the development will be provided elsewhere in the ES, so there's no need to repeat it in full.
- Identify likely effects on receptors/resources; categorise effects in terms of whether they are temporary/permanent, positive/negative etc and their level of significance (emphasis will vary between topics).
- Distinguish between the effects of the overall scheme/ARC/outline scheme.

#### Proposed Mitigation

- Describe any incorporated mitigation (i.e. already integrated into the design or construction management).
- Recommend any further mitigation as necessary/appropriate.
- In all cases, ensure that the effectiveness of mitigation is evaluated (i.e. in terms of avoiding/reducing significant effects) and that its method of delivery is clear (i.e. already incorporated or to be adopted by condition).

#### Residual and Cumulative Effects

- Identify residual effects (i.e. following mitigation).

- Note that some effects will be residual anyway, since mitigation will have already been incorporated.
- Report any cumulative effects where relevant (this will vary between topics).

For reference purposes, a sample technical chapter is being circulated in tandem with this guidance.

Peter Radmall, 19<sup>th</sup> September, 2016



## 13. Noise and Vibration

### Introduction

- 13.1 This chapter considers the potential noise and vibration effects associated with the development and has been prepared by RSK. It addresses both the effects of the existing noise and vibration environment on future residents, and the impact of construction and operational noise sources on sensitive receptors in the surrounding area. It should be read in conjunction with the supporting material presented in **Technical Annex 9**.

### Scope

- 13.2 A site suitability assessment has been undertaken to determine the potential impact of existing noise sources on future residents of the site. The assessment considers the following:
- existing noise sources affecting the development site (transport and industry);
  - future traffic noise sources from committed development;
  - impact of noise resulting from the proposed development on existing receptors (construction and increases in traffic);
  - the desired internal and external noise levels for living areas; and
  - potential mitigation measures required.
- 13.3 The impact of the proposed development on existing residents in the area has been considered in terms of the construction and the operational phases. The proposed development consists of housing only and there are no plans for any plant or other noise source in the development. The only operational noise considered in this assessment is the increased traffic levels on surrounding roads.
- 13.4 There are no sources of vibration currently affecting the site and the proposed development is a significant distance from the nearest existing sensitive receptor. As such vibration impacts during construction and operational phases have been scoped out of this report.

### Policy and Guidance

- 13.5 The following documents have been referred to in the production of this report and are discussed in **Technical Annex 9**:
- Congleton Borough Local Plan Saved Policies GR7 and GR8 (Amenity and Health)
  - National Planning Policy Framework (NPPF) 2012;
  - Noise Policy Statement For England (NPSE): March 2010;
  - BS8233:2014 - Guidance on sound insulation and noise reduction for buildings;
  - BS5228:2009 – Code of Practice for Noise and Vibration control on construction sites;
  - Calculation of Road Traffic Noise (CRTN), Department of Transport, 1988; and

- Design Manual for Roads and Bridges (Highways Agency, Part 7, HD 213/11, 2011).

### Significance Criteria

- 13.6 Table 13.1 below summarises the criteria by which the impacts of the scheme have been determined as significant. This is derived from the assessment criteria and design targets presented in relevant British Standards.

**Table 13.1: Significance Criteria**

Impact	Criteria for Significance
Baseline ambient noise	The effect of ambient noise levels will be deemed to be significant if they are predicted to be above the levels defined in BS8233:2014 for indoor and external living areas.
Industrial noise	The effect of industrial noise levels will be deemed to be significant if there is a difference of +5dB when the background noise level is taken from the rating level of the industrial source.
Construction phase noise	BS5228-1 details the threshold of potential significance for construction noise. Criteria are determined from the existing ambient noise level at each receptor. Where the total predicted site noise level exceeds the listed value, a significant impact will be deemed to have occurred.
Operational traffic noise	The effect of traffic noise levels will be deemed to be significant if the $L_{A10,18h}$ at existing residential receptors changes by +3dB or more, when the 'do something' scenario is compared to the 'do nothing' in the future year (2018)

### Methodology

#### Quantifying Baseline Conditions

- 13.7 Noise survey measurements have been undertaken in accordance with BS 7455 '*Description and measurement of environmental noise - Part 1: Guide to quantities and procedures*', and the equipment used conformed to the requirements of BS EN 61672 '*Electroacoustics – Sound level meters – Part 1: Specifications*'. These measurements have been used to quantify the noise environment across the existing site and surrounding area. The survey has also been used to identify specific noise sources which could potentially contribute significantly to impacts at future dwellings.

#### *Site Suitability*

- 13.8 A site suitability survey has been conducted with reference to the National Planning Policy Framework (NPPF) and BS8233:2014 '*Guidance on sound insulation and noise reduction for buildings*'. The results of the baseline noise assessment have been assessed against the design targets outlined in BS8233 for indoor ambient noise in dwellings, and the design targets for external noise.

#### *Industrial Noise*

- 13.9 Where industrial noise sources have been identified, either existing or proposed, these have been assessed against the criteria in BS4142:1997 to determine either the significance of impact of the rating level of existing noise sources on proposed sensitive development or to set a maximum noise level for any plant noise in the proposed development or future neighbouring phases.

- 13.10 The foreword to the BS4142 states the use of the document may be helpful in certain aspects of environmental planning and may be used in conjunction with recommendations on noise levels and methods of measurement published elsewhere. The standard recognizes that it is necessarily general in nature and does not cover all situations. In situations where the development itself will become part of the background noise environment, the BS4142 test can only realistically be undertaken when the initial phase of the development is completed and becomes operational.

#### *Construction Noise*

- 13.11 At this stage, specific construction methods and construction programs are not known. The lack of detail at this stage means that the assessment of construction effects can only be based on general assumptions. However it is believed that the assessment is sufficient to demonstrate that the construction phase can proceed without undue or significant adverse effects on the surrounding community. Actual noise levels during the construction phase have been predicted at existing sensitive receptors using a list of anticipated construction phases and plant and noise propagation calculations presented in BS5228-1. Typically noise and vibration impacts from construction can be controlled through the use of appropriate conditions on any planning consent.

#### *Traffic Noise*

- 13.12 Predicted Annual Average Weekday Traffic (AAWT) 18 hour flows have been provided by Croft Transport Solutions, from which noise levels have been generated using SoundPLAN noise modelling software using calculations in Calculation of Road Traffic Noise. Baseline and future traffic flows including predicted flows for committed developments have been used in this assessment to predict the noise levels over the Giantswood Lane site to assess the suitability of the area for the proposed development in the baseline year of 2014 and the future year of 2018.
- 13.13 Flows, including predicted traffic generated by the proposed development, have been calculated for the local road network in a baseline year of 2014 and a future year of 2018. Road traffic noise has been modelled for the road network, and the changes will determine the magnitude of any significant effect. The magnitude of impact is determined from the guidance in the Design Manual for Roads and Bridges (DMRB), by assessing the change in traffic noise at the sensitive receptor.

#### Limitations

- 13.14 Due to the open and unsecure nature of the site, unattended noise monitoring was undertaken in the northern portion of the site, close to the fishing pond and not at the façade of the closest proposed dwelling to the industrial noise sources to the south. The monitoring position chosen will, along with the attended measurements undertaken, be appropriate for the production of a comprehensive noise model of the site.
- 13.15 Due the constant nature of existing industrial noise impact over the site, a background noise level ( $L_{A90}$ ) has been determined as being the lowest night-time hour. Precise plant lists and HGV numbers for the construction phase of the works were not available at the time of writing. As such, typical plant lists used for similar developments have been utilised in the predictions and calculations. The predictions are likely to be conservative in nature and therefore be considered as a worst case.

## Baseline Conditions

- 13.16 Short-term attended and medium-term unattended noise monitoring has been undertaken across the site and in the surrounding area. This exercise has been used for determining of assessment criteria for both existing receptors and future development receptors.

### Site Noise Environment

- 13.17 During the survey it was noted that the baseline noise environment across the development site was dominated by traffic noise during the day and industrial noise during the night. The main source of traffic noise was the A34 Congleton Road, to the east of the site, with industrial noise from manufacturing facilities on Viking Way to the south of the site and 3rd Avenue to the south-west.
- 13.18 Sound level measurements were made using the following equipment:
- RION NL-52, class 1 Sound Level meter (SLM), serial no. 01121392 with associated pre-amplifier and windshield protected microphone;
  - RION NC-74 acoustic calibrator (serial no. 35125823).
- 13.19 The calibration of each SLM was checked before and after the measurements, using the acoustic calibrator and sensitivity of each SLM was calibrated at 94 dB at 1 kHz, no significant calibration drift was noted. The sound level meters conform to the requirements of BS EN 61672-1: 2003 Electroacoustics. Sound level meter, Specifications. The calibrator used conforms to the requirements of BS EN 60942: 2003 Electroacoustics, Sound calibrators. The equipment used has a calibration history that is traceable to a certified calibration institution. A calibration certificate for the meter is presented in **Technical Annex 9**.
- 13.20 Weather conditions during the measurements were dry and relatively still; the average wind speed did not exceed 5m/s. Hence weather conditions were considered conducive to environmental noise monitoring. Temperatures during monitoring ranged from 11 to 20°C, with clear skies and occasional scattered cloud.

### *Identified Sensitive Receptors*

- 13.21 A review of traffic data supplied by Croft Transport Solutions, as detailed in **Chapter 15** of this ES and summarised in Technical Annex 9, has been used to assist with the identification of the most likely sensitive receptors. It can be seen that the areas most likely to be subjected to increased traffic noise due to the development are Giantswood Lane (between Walfield Avenue and the A34) and Walfield Avenue (between Giantswood Lane and the A34).
- 13.22 The existing sensitive receptors that will potentially be impacted by the construction noise are located along Giantswood Lane to the north and east of the site, namely:
- Hulme Walfield residences 300m (50m to access road)
  - Claphatch 330m (200m to access road)
  - Mountpleasant Farm 450m
  - Sandy Lane Farm 590m
  - Hulme Walfield Farm 520m



### Baseline Noise Monitoring

13.23

Baseline noise monitoring has been undertaken utilising both unattended and attended measurements. The unattended measurement ran over a period of four days between the 12<sup>th</sup> and 15<sup>th</sup> September 2014 at a monitoring position 2 (MP 2) to the north of the site. Short term attended monitoring has been conducted at five positions around the site, at nearby receptors and at local sources of industrial noise. Monitoring positions have been chosen to look at ambient noise levels across the development site and background noise levels at existing sensitive receptors. Where there are a number of receptors grouped together, a single position has been chosen to be representative of the group. Monitoring positions are shown graphically on Figures 13.1 and 13.2 in Technical Annex 9 and are described in Table 13.2 below.

**Table 13.2: Monitoring Locations**

Monitoring Position	Description
MP1	<p><b>St Michael's Cottages, Glantswood Lane</b></p> <p>The monitoring position is representative of the façade of the receptors facing the proposed development site. These receptors are the closest to the proposed site access off Glantswood Lane.</p> <p>During the day, the ambient noise environment is dominated by road traffic noise from the A34 to the east, with occasional local road traffic on Glantswood Lane. Distant and discreet noise events were noted from the Industrial area to the south. However these were not considered to have a significant influence on measured daytime noise levels.</p> <p>During the night time, ambient noise levels are dominated by the constant Industrial noise from the south and to a lesser extent traffic noise from the A34.</p>
MP2	<p><b>Northern Area of Proposed Development Site</b></p> <p>The monitoring position is representative of the façades of the northern edge of the proposed residential development.</p> <p>During the day, the ambient noise level is dominated by Industrial noise from the south, with occasional local road traffic on Glantswood Lane. The Industrial noise included discreet "Bangs" and "Crashes".</p> <p>During the night time, ambient noise levels are dominated by the constant Industrial noise from the south and to a lesser extent traffic noise from the A34.</p>
MP3	<p><b>Southern Area of Proposed Development Site</b></p> <p>The monitoring position is representative of the façades of the southern edge of the proposed residential development.</p> <p>During the day, the ambient noise level is dominated by industrial noise from the south. The industrial noise included discreet "Bangs" and "Crashes".</p> <p>During the night time, ambient noise levels are dominated by the constant Industrial noise from the south and to a lesser extent traffic noise from the A34.</p>
MP4	<p><b>Industrial Unit on Viking Way - Congleton Business Park</b></p> <p>The monitoring position provides source noise levels from the Industrial unit on Viking Way.</p> <p>During the day and night, Industrial noise from exhaust stacks dominate the ambient noise level.</p>
MP5	<p><b>Industrial Unit on 3rd Avenue – Radnor Park Trading Estate</b></p> <p>The monitoring position provides source noise levels from the Industrial unit on 3<sup>rd</sup> Avenue.</p> <p>During the day and night, Industrial noise from exhaust stacks dominate the ambient noise level.</p>

13.24

Table 13.3 below summarises the unattended monitoring data collected at MP2.

**Table 13.3: Summarised Unattended Monitoring Data – MP2**

Date	Start Time	Duration	L <sub>Aeq,T</sub> dB	L <sub>AF max</sub> dB	L <sub>A10</sub> dB	Min L <sub>A90,10 min</sub> dB
12/09/2014	16:20:21	05:40:00	43	80	43	36
12/09/2014	23:00:21	08:00:00	41	75	42	33
13/09/2014	07:00:21	16:00:00	44	77	45	34
13/09/2014	23:00:21	08:00:00	43	69	44	33
14/09/2014	07:00:21	16:00:00	46	78	47	35
14/09/2014	23:00:21	08:00:00	42	67	42	32
15/09/2014	07:00:21	04:40:00	46	73	48	34
Day Average			45	80	46	34
Night Average			42	75	43	32

13.25 Table 13.4 below summarises the attended monitoring data collected at Locations 1 - 5.

**Table 13.4: Summarised Attended Monitoring Data**

Position	Date	Start Time	Duration	L <sub>Aeq,T</sub> dB	L <sub>AF max</sub> dB	L <sub>A10</sub> dB	Min L <sub>A90,10m</sub> dB
Day							
1	12/09/2014	12:47:01	01:00:00	48	77	46	37
2	12/09/2014	14:00:00	00:30:00	42	60	44	39
3	12/09/2014	14:50:08	01:00:00	40	61	42	35
4	12/09/2014	11:30:03	01:00:00	51	65	52	50
5	12/09/2014	10:10:02	01:00:00	58	68	59	57
Night							
1	11/09/2014	23:03:00	00:30:00	39	67	41	37
2	11/09/2014	23:50:00	00:30:00	41	59	43	39
3	12/09/2014	00:35:00	00:30:00	40	48	42	37
4	12/09/2014	01:30:02	00:30:00	54	65	54	52
5	12/09/2014	02:25:02	00:10:00	59	79	59	56

13.26 A full breakdown of the monitoring results can be found in **Technical Annex 9**.

#### Predicted Effects

##### Approach

13.27 The following scenarios have been assessed:

- Existing Baseline with anticipated “organic” growth;
- Existing Baseline with committed developments, i.e. those developments that are consented but yet to become operational; and
- Existing Baseline, committed developments, and full development of the wider strategic allocation.

### Computer Noise Modelling

- 13.28 To undertake a robust assessment of the three scenarios a computational noise model has been developed using SoundPLAN noise modelling software (version 7.3). The industrial noise predictions (existing and proposed) are based on International Standard ISO 9613:-2:1996 '*Attenuation of sound during propagation outdoors – general method of calculation*'. ISO 9613 provides a general method for the prediction of noise levels in the community from sources of known sound emission. Traffic noise has been predicted using the algorithms contained within Calculation of Road Traffic Noise 1988 (CRTN).
- 13.29 The noise prediction method described in ISO 9613 is general and is suitable for a wide range of engineering applications where the noise level outdoors is of interest. The noise source(s) may be moving or stationary and the method considers the following major mechanisms of noise attenuation: geometrical divergence (also known as distance loss or geometric damping), atmospheric absorption, ground effect, reflection from surfaces and screening by obstacles and buildings.
- 13.30 The ISO9613 method predicts noise levels under meteorological conditions favourable to noise propagation from the sound source to the receiver, such as downwind propagation, or equivalently, propagation under a moderate ground based temperature inversion as commonly occurs at night. An outline of generic modelling assumptions and model settings for both ISO 9613 and CRTN predictions are presented in **Technical Annex 9**.
- 13.31 Figure 13.1 in **Technical Annex 9** shows the existing noise levels during the day at a ground floor height of 1.5m (representative of ground floor living spaces). Figure 13.2 shows the existing night time noise levels around the site at a height of 4.5m (representative of first floor bedrooms). Noise sources and calibration are discussed in **Technical Annex 9**.

### Site Suitability

#### *Internal Living Spaces*

- 13.32 The suitability of the Giantswood Lane site has been assessed considering the existing baseline noise sources and the predicted changes due to natural growth and the changes in traffic noise due to committed developments. The assessment considers the baseline year of 2014 and the future year of 2018.
- 13.33 As discussed above, the baseline noise levels at the site are dominated by a mixture of traffic and industrial noise. Throughout this assessment it has been assumed that the existing industrial noise levels will not change. Traffic flows have been predicted for a number of nearby roads, including Giantswood Lane and the A34, which connects Congleton to Manchester.
- 13.34 Noise levels (traffic and industrial sources) have been predicted at seven receptor positions, representing the facades of different dwellings within the proposed development. The receptor positions are shown graphically on Figures 13.3 and 13.4 in **Technical Annex 9**. **Table 13.5** below summarises the day and night time noise levels predicted at the proposed receptor locations.

**Table 13.5: Predicted Façade Noise Levels – Traffic and Industry**

Proposed Receptor	Scenario 1 Natural Growth		Scenario 2 Committed Developments	
	2014	2018	2014	2018
<i>Day Time (dB L<sub>Aeq,10h</sub>) – predicted at 1.5m</i>				
PR1 - North	36	36	36	36
PR2 - North East	39	40	39	40
PR3 – East	40	40	40	40
PR4 - South East	40	40	40	40
PR5 - South	41	41	41	41
PR6 - South West	36	36	36	36
PR7 - West	37	37	37	37
PR8 - North West	34	34	34	34
<i>Night Time (L<sub>Aeq,8h</sub>) – predicted at 4.5m</i>				
PR1 - North	33	33	33	33
PR2 - North East	35	35	35	35
PR3 – East	39	39	39	39
PR4 - South East	41	41	41	41
PR5 - South	42	42	42	42
PR6 - South West	38	38	38	38
PR7 - West	38	38	38	38
PR8 - North West	32	32	32	32

- 13.35 Due to the dominant effect of industrial noise and the relatively small increases in traffic levels, it can be seen that the predicted noise levels at the proposed receptor positions are the same in all situations modelled. It is typically assumed that a partially open window provides an estimated attenuation of between 10 and 15dB(A).
- 13.36 From the data in the table above, it can be seen that during the day, all facades will meet the BS8233 indoor target criteria of 35dB(A) L<sub>Aeq,10h</sub> when the average open window attenuation (12.5dB(A)) is taken into account. At night, facades in the south of the development are predicted to be exposed to noise levels up to 42dB(A) L<sub>Aeq,8h</sub>. When an average open window attenuation (12.5dB(A)) is applied, these facades will meet the BS8233 30dB(A) L<sub>Aeq,8h</sub> internal noise target for bedrooms.
- 13.37 Based on the above it is considered that the Giantswood Lane site is suitable for the proposed residential development without the need for any specific mitigation measures being required (other than standard thermal double glazing and trickle ventilators). The impact of the baseline noise levels and increases predicted due to natural growth and committed developments is not considered to be significant in terms of internal living conditions.

#### *Outdoor Amenity Space*

- 13.38 BS8233:2014 states that "...it is desirable that the external noise level does not exceed 50dB L<sub>Aeq,T...</sub>". This proposed criterion is taken from the WHO Guidelines on Community Noise. Figure 13.3 in **Technical Annex 9** shows that the outdoor amenity areas, including gardens and proposed riverside park areas, are predicted to be below 45dB(A), at least 5dB(A) below the level desired in the British Standard.

## Industrial Noise

### *Existing Industrial Noise*

- 13.39 Industrial noise sources to the south of the site are a potential source of noise complaint from future residents of the proposed Giantswood Lane development. An assessment has been undertaken to BS4142 methodology to determine the likelihood of complaint when the rating level of the industrial noise source is compared to the existing baseline noise level.
- 13.40 As stated earlier in this Chapter, BS4142 acknowledges that in situations where the development itself will become part of the background noise environment, the BS4142 test can only realistically be undertaken when the initial phase of the development is completed and becomes operational. However the inclusion of an assessment at this stage provides the developer with additional confidence in reducing impacts for future occupants.
- 13.41 The baseline noise level at Monitoring Position 3, in the south of the site, has been determined through attended measurement as 36dB(A) during the day and 38dB(A) at night. However it was not possible to measure the baseline noise level in the absence of industrial noise. As such the baseline noise level for this assessment has been determined from the lowest  $L_{90,10min}$  measurements made during day and night at Monitoring Position 2, which are considered representative of times when industrial noise is not affecting the site.

**Table 13.6: Industrial Noise Calculation to BS4142**

Proposed Receptor	Specific Level dB(A)	Rating Level dB(A)	$L_{90}$ dB(A)	Difference dB(A)
<b>Day Time at 1.5m</b>				
PR1 - North	22	27	34	-7
PR2 - North East	22	27	34	-7
PR3 - East	34	39	34	5
PR4 - South East	37	42	34	8
PR5 - South	41	46	34	12
PR6 - South West	35	40	34	6
PR7 - West	35	40	34	6
PR8 - North West	18	23	34	-11
<b>Night Time at 4.5m</b>				
PR1 - North	25	30	32	-2
PR2 - North East	25	30	32	-2
PR3 - East	38	43	32	11
PR4 - South East	41	46	32	14
PR5 - South	42	47	32	15
PR6 - South West	38	43	32	11
PR7 - West	38	43	32	11
PR8 - North West	21	26	32	-6

- 13.42 Where the difference is +5dB or more, it can be considered that the impact of the rating level of the industrial noise at the proposed receptors is significant. Table 13.6 above shows that this is the case for the majority of the development during the day and night.

The southern and western areas of the site are predicted to be subjected to industrial noise with a level that is likely to give rise to complaints. When an average open window attenuation (12.5dB(A)) is applied, the indoor rating levels from the industrial noise sources are below the level of marginal significance defined in BS4142. The impact of the industrial noise levels is not considered to be significant in terms of likelihood of complaints.

#### *Future Industrial Development*

- 13.43 Part of the future development of North Congleton is likely to be designated for employment or industrial use, which will have the potential to give rise to additional industrial noise from fixed or mobile items of plant. At the time of writing there are no proposed development plans showing the location of any such industrial noise sources. It is therefore proposed that future applications which have the potential to give rise to industrial noise are subject to a condition that the rating level of the noise, as measured at the nearest residential receptor, is 5dB below the existing background noise level. This should protect the residential amenity of the proposed dwellings at the Giantswood Lane site, and avoid any "background creep".

#### Construction Noise

- 13.44 The significance of construction noise is determined by comparing the predicted noise levels due to construction plant and equipment, to the threshold of potential significance defined in BS5228-1. A potentially significant effect is indicated if the  $L_{Aeq,T}$  noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level.
- 13.45 The threshold of potential significance for the existing receptors is determined using the  $L_{Aeq,16h}$  for daytime, measured to be 45dB(A) as shown in Table E.1 in BS5228-1, reproduced in **Technical Annex 9** gives the threshold of potential significance based on the ambient noise level. At Giantswood Lane, the ambient level of 45dB(A) during the weekday would fall into Category A. In this situation the threshold of potential significance is given as 65dB(A).
- 13.46 At the time of writing, the exact methods that will be used for the construction phase will not be defined until the contractors for the proposed development site have been appointed. As an alternative, previous experience of similar projects has been used to determine the likely methodologies and plant that will be used for the proposed development. The indicative fleet of site preparation and construction equipment is presented in **Table 13.7**. The presented noise emission levels have been taken from BS 5228-1.

**Table 13.7: Assumed Construction Plant**

Phase	Plant	Reference BS5228-1	A-weighted Level (10m)	% on Time	Number of Plant
Earth work and vegetation clearance	Tracked excavator	C.2.3	78	80	5
	Dozer	C.2.10	80	80	2
	Wheeled backhoe loader	C.1.8	74	70	3
	Articulated dump truck	C.4.1	81	80	5
Foundations	Pump (water)	C.4.88	68	100	2
	Cement mixer truck(discharging)	C.4.28	75	60	3
	Cement mixer truck(idling)	C.4.26	75	40	3

	Mobile telescopic crane	C.4.39	77	80	2
	Wheeled backhoe loader	C.1.8	74	70	3
	Generator	C.4.78	66	100	2
General Construction	Generator (welding)	C.4.85	66	100	3
	Hand-held Welding	C.3.31	73	80	3
	Vibratory roller	C.2.39	74	50	1
	Asphalt paver + tipper lorry	C.5.31	77	80	1
	Dozer	C.2.10	80	90	5
	Articulated dump truck	C.4.1	81	90	3
	Lorries	C.6.21	80	90	3
	Tracked excavator (16t)	C.2.5	76	90	1
	Dumper (5t)	C.4.7	78	90	1
Access Road	Tamper	C.4.35	63	50	1
	Vibratory roller (3t)	C.2.40	73	50	1
	Asphalt paver + tipper lorry	C.5.31	77	50	1

13.47 Noise level predictions have been undertaken by using the calculation methodology set out within BS 5228-1. The following assumptions have been made:

- Hard ground conditions;
- Plant complement assumed to be operating on the closest boundary of the construction site to each receptor;
- Shortest distance from façade of noise sensitive receptor to site assumed
- Flat ground assumed between the receptors and the construction plant; and
- No obstacles between sources and receivers.

13.48 It has been assumed that construction work will only occur during standard construction hours (daytime period between 07:00 and 19:00). The predicted façade noise level at existing residential receptors and assessment for each construction phase are summarised in Table 13.8.

**Table 13.8: Construction Noise Assessment**

Location	Phase	Threshold Level dB(A)	Predicted Level dB(A)	Difference dB(A)
St Michaels Cottages	Earth work	65	55	-10
	Foundations	65	49	-16
	Construction	65	56	-9
	Access Road	65	66	1
Claphatch	Earth work	65	54	-11
	Foundations	65	48	-17
	Construction	65	55	-10
	Access Road	65	51	-14
Mountpleasant Farm	Earth work	65	51	-14
	Foundations	65	45	-20
	Construction	65	51	-14
	Access Road	65	42	-23
Sandy Lane Farm	Earth work	65	48	-17
	Foundations	65	42	-23

Hulme Walfield Farm	Construction	65	48	-17
	Access Road	65	39	-26
	Earth work	65	49	-16
	Foundations	65	43	-22
	Construction	65	50	-15
	Access Road	65	40	-25

13.49 Where the comparison shows a positive number, the calculated façade level is above the threshold of potential significance. It can be seen that the threshold is only exceeded at Hulme Walfield, which is predicted during the construction of the access road. It is understood that the calculation has been done to a worst case scenario, assuming that all items of mobile and static plant are at the closest possible point on the site boundary. In reality this is unlikely to be the case.

13.50 The predicted noise levels due to the construction phase of the development are generally well below the threshold of potential significance. Whilst noise associated with construction of the access road could potentially be significant at St Michaels Cottages, this activity will be short-term and transient in nature. From the predictions undertaken, it can be determined that construction noise will not be significant. The CEMP will ensure noise criteria are appropriately adhered to.

#### Traffic Noise Effects on the Existing Community

13.51 The proposed development will result in road traffic increases. Estimated changes in traffic flows are discussed in Chapter 15 and are summarised in Technical Annex 9. The changes in traffic noise on the local network have been calculated by comparing noise levels generated by traffic in 2018 for 'Do Nothing' and 'Do Something' scenarios in line with the 'Simple Assessment' method described in the Design Manual for Roads and Bridges (DMRB). The noise levels have been calculated using the SoundPLAN model according to the CRTN methodology. The 'Do Nothing' scenario includes the increases in traffic due to both natural growth and existing committed developments.

13.52 When the traffic generated by the development is considered, the predicted increases in traffic flows on the local road network are generally below 30%; however the increases along Giantswood Lane and Walfield Avenue are predicted as being between 30 and 140%. The change in  $L_{10(18h)}$  has been predicted at eight receptors, shown graphically on Figure 13.5 in **Technical Annex 9**, representing residential dwellings on Giantswood Lane and Walfield Avenue. Where a difference of +3 dB or above has been predicted, the effect of the increased traffic noise on existing residential receptors can be described as significant. The magnitude of the impact is dependent on the magnitude of the difference. The predicted noise levels changes and associated magnitude of significance are shown in **Table 13.9**.

**Table 13.9: Change in Noise Levels due to Predicted Traffic Flows 2018**

Traffic Receptor	Do Nothing dB $L_{A10,18h}$	Do Something dB $L_{A10,18h}$	Difference dB	Magnitude of Significance
TR1 - Claphatch	66	67	+1	Negligible
TR2 - St Michaels Cottages South Façade	45	51	+6	Moderate
TR2 - St Michaels Cottages East Façade	57	59	+2	Negligible
TR3 - Giantswood Lane 01	64	65	+1	Negligible
TR4 - Giantswood Lane 02	60	63	+3	Minor



TR5 - Giantswood Lane 03	61	64	+3	Minor
TR6 - Giantswood Lane 04	64	66	+2	Negligible
TR7 - Giantswood / Walfield Junction	62	64	+2	Negligible
TR8 - Walfield Ave	60	63	+3	Minor

- 13.53 The impact is most significant at the south façade of St Michaels Cottages, close to the proposed entrance of the site, where a difference of +6dB has been predicted, resulting in an effect of Moderate Significance according to the adopted thresholds. Figure 13.5 in **Technical Annex 9** graphically shows the difference in the predicted levels.

## Mitigation

### Building Façades

- 13.54 The site suitability assessment has found that the existing ambient noise level at the proposed façades is suitable for residential development without the requirement for additional mitigation.

### Construction Noise

- 13.55 Construction noise is not considered significant and therefore no mitigation is proposed. However where the construction methodology is different from the assumptions made with this document, further assessment should be considered at detailed design. It is likely that noise and vibration from construction can be controlled through a post-planning Construction Environmental Noise and Vibration Management Plan.

### Traffic Noise

- 13.56 It is unlikely that operational traffic associated with the development will be able to be mitigated for the receptors along the southern section of Giantswood Lane and Walfield Avenue where the impact is of Minor Significance. At St Michael's Cottages, where the impact of traffic noise generated by the development is Moderately Significant, an appropriately designed barrier around the entrance to the site from Giantswood Lane would be suitable to reduce noise levels from traffic entering and exiting the site.

## Residual and Cumulative Effects

- 13.57 Whilst the entry point to the site is exclusively on Giantswood Lane, it is likely that increases in traffic flows will give rise to a Minor Significant effect at the receptors identified around the south of Giantswood Lane and Walfield Avenue. Appropriately constructed barriers around the entry point to the site from Giantswood Lane would reduce the impact of traffic to a minor level of significance at St Michaels Cottages. However, these impacts would cease once the link road is open, at least in so far as traffic noise associated with this development is concerned. Since the traffic flows on which this assessment is based have included an allowance for other committed developments, the predicted effects are also cumulative.

### Congleton Link Road

- 13.58 This assessment has not considered the potential impact of the Congleton Link Road, or the spur road connecting the Link Road to the Congleton Business Park close to MP4. Proposals show that the Giantswood Lane site assessed in this ES would be accessed from the north off a junction of the Congleton Link Road. In this situation, traffic generated as a result of this development would not use Giantswood Lane or Walfield Avenue, so reducing the predicted impact at the receptors identified.
- 13.59 At the time of writing, the Link Road is not a committed development and the proposed route, elevations, acoustic bunding and predicted traffic levels have not been confirmed. It is therefore not possible to assess the potential impact of the Link Road on future background noise levels, which it is assumed will form part of the EIA being undertaken for the Link Road.

**Wignall, Peter**

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**From:** Peter Radmall [firbank@callnetuk.com]  
**Sent:** 20 September 2016 17:37  
**To:** martin@mjmckay.wanadoo.co.uk; Samuel Durham;  
simon.mb@herringtonconsulting.co.uk; Nathan Dellow; Julian Bore; Jonathan Rodger  
**Cc:** Matt Shillito; Sue Rowlands; Dave.Shore@shepway.gov.uk;  
Andy.Jarrett@shepway.gov.uk; rglavin@merebrook.co.uk  
**Subject:** Princes Parade EIA Guidance  
**Attachments:** PrincesParadeSampleESchapter.docx; PrincesParadeEIABriefingNote.DOCX

Dear All,

Please find attached a note providing guidance on ES structure and chapter format, together with a sample chapter. This should be self-explanatory, but don't hesitate to get back to me if you have any queries. Note that I have intentionally only circulated this to what I believe to be the EIA team, but feel free to pass it on to colleagues as necessary.

Regards,

Peter

**Peter Radmall Associates**  
*environmental planning and assessment*  
**Firbank, Ashdown Road**  
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**Tel: 01342 822278**  
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**Wignall, Peter**

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**From:** Sue Rowlands [sue.rowlands@tibbalds.co.uk]  
**Sent:** 20 September 2016 18:39  
**To:** Dave.Shore@shepway.gov.uk  
**Cc:** samuel.durham@lloydbore.co.uk; Matt Shillito; Claire Perrott  
**Subject:** Fwd: Prince's Parade - Project directory

Dave,

See below regards contact list. You set one up originally in the body of an e-mail, but I think that - with the team growing - it would be helpful to have one as a spreadsheet that can be updated and stored on Box. Would you be able to take a lead on this?

Sue Rowlands  
Director  
Tibbalds Planning and Urban Design

DD: 020 7089 2132  
General: 020 7089 2121

----- Forwarded message -----

**From:** Samuel Durham <samuel.durham@lloydbore.co.uk>  
**Date:** 20 September 2016 at 16:35  
**Subject:** Prince's Parade - Project directory  
**To:** Sue Rowlands <sue.rowlands@tibbalds.co.uk>, Matt Shillito <matt.shillito@tibbalds.co.uk>, "claire.perrott@tibbalds.co.uk" <claire.perrott@tibbalds.co.uk>  
**Cc:** Julian Bore <julian.bore@lloydbore.co.uk>

REFERENCE EML-OUT/3609/Plc/20160920-163342-058

All,

Is there a project directory currently in circulation for Prince's Parade?

Apologies if I have missed this.

Kind regards,

**Samuel Durham BSc (Hons) ACIEEM**

Senior Ecologist



Lloyd Bore Ltd.

33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk) | M: 07471 036 663

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## Wignall, Peter

---

**From:** Shore, Dave [Dave.Shore@shepway.gov.uk]  
**Sent:** 21 September 2016 08:55  
**To:** 'sue.rowlands@tibbalds.co.uk'  
**Cc:** 'samuel.durham@lloydbore.co.uk'; 'matt.shillito@tibbalds.co.uk'; 'claire.perrott@tibbalds.co.uk'  
**Subject:** Re: Fwd: Prince's Parade - Project directory

Sue

I have an up to date contact list that I will put onto a spreadsheet and send over. Laptop not currently working (call logged!) but I will deal with this once I am back on line.

Dave

---

**From:** Sue Rowlands [mailto:sue.rowlands@tibbalds.co.uk]  
**Sent:** Tuesday, September 20, 2016 06:39 PM  
**To:** Shore, Dave  
**Cc:** samuel.durham@lloydbore.co.uk <samuel.durham@lloydbore.co.uk>; Matt Shillito <matt.shillito@tibbalds.co.uk>; Claire Perrott <claire.perrott@tibbalds.co.uk>  
**Subject:** Fwd: Prince's Parade - Project directory

Dave,

See below regards contact list. You set one up originally in the body of an e-mail, but I think that - with the team growing - it would be helpful to have one as a spreadsheet that can be updated and stored on Box. Would you be able to take a lead on this?

Sue Rowlands  
Director  
Tibbalds Planning and Urban Design

DD: 020 7089 2132  
General: 020 7089 2121

----- Forwarded message -----

**From:** Samuel Durham <samuel.durham@lloydbore.co.uk>  
**Date:** 20 September 2016 at 16:35  
**Subject:** Prince's Parade - Project directory  
**To:** Sue Rowlands <sue.rowlands@tibbalds.co.uk>, Matt Shillito <matt.shillito@tibbalds.co.uk>, "claire.perrott@tibbalds.co.uk" <claire.perrott@tibbalds.co.uk>  
**Cc:** Julian Bore <julian.bore@lloydbore.co.uk>

REFERENCE EML-OUT/3609/Plc/20160920-163342-058

All,

Is there a project directory currently in circulation for Prince's Parade?

Apologies if I have missed this.

Kind regards,

--

**Samuel Durham BSc (Hons) ACIEEM**

**Senior Ecologist**



Lloyd Bore Ltd.

33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk) | M: 07471 036 663

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**Wignall, Peter**

---

**From:** Shore, Dave [Dave.Shore@shepway.gov.uk]  
**Sent:** 21 September 2016 14:12  
**To:** Sue Rowlands  
**Cc:** samuel.durham@lloydbore.co.uk; Matt Shillito; Claire Perrott; Jarrett, Andy; McGowan, Brendan  
**Subject:** RE: Prince's Parade - Project directory  
**Attachments:** Contact List September 2016.xlsx

Sue

I attach an updated contact list that I have also uploaded to box.com.

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

Shepway District Council, Civic Centre,

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

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

[www.shepway.gov.uk](http://www.shepway.gov.uk)

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---

**From:** Sue Rowlands [<mailto:sue.rowlands@tbbalds.co.uk>]  
**Sent:** 20 September 2016 18:39  
**To:** Shore, Dave  
**Cc:** [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk); Matt Shillito; Claire Perrott  
**Subject:** Fwd: Prince's Parade - Project directory

Dave,

See below regards contact list. You set one up originally in the body of an e-mail, but I think that - with the team growing - it would be helpful to have one as a spreadsheet that can be updated and stored on Box. Would you be able to take a lead on this?

Sue Rowlands  
Director  
Tibbalds Planning and Urban Design

DD: 020 7089 2132  
General: 020 7089 2121

----- Forwarded message -----

From: **Samuel Durham** <[samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)>  
Date: 20 September 2016 at 16:35  
Subject: Prince's Parade - Project directory  
To: Sue Rowlands <[sue.rowlands@tibbalds.co.uk](mailto:sue.rowlands@tibbalds.co.uk)>, Matt Shillito <[matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)>, "claire.perrott@tibbalds.co.uk" <[claire.perrott@tibbalds.co.uk](mailto:claire.perrott@tibbalds.co.uk)>  
Cc: Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

REFERENCE EML-OUT/3609/Plc/20160920-163342-058

All,

Is there a project directory currently in circulation for Prince's Parade?

Apologies if I have missed this.

Kind regards,

--

**Samuel Durham** BSc (Hons) ACIEEM

Senior Ecologist



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59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

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Folkestone  
Kent  
CT20 2QY

# lloydbore

33 ST GEORGE'S PLACE  
CANTERBURY  
KENT CT1 1UT

t: 01227 484 340  
e: mail@lloydbore.co.uk  
w: www.lloydbore.co.uk

Our ref: 3609/DS/pb  
Your ref: Purchase Order no. SD00060

23rd September 2016

**INVOICE NO. 8627**

## INTERIM INVOICE

### PROJECT NAME: PRINCES PARADE, HYTHE

To: Ecological services as per our Schedule of Services & Fees (doc.  
ref. 3609/FP003) dated 10<sup>th</sup> November 2015.

#### Ecological Services:

6.	Bat survey work conducted in September.	£1,000.00
7.	Water vole survey, September 2016.	£1,000.00

Results will be provided in an EIA report.

Sub Total:	£2,000.00
VAT @ 20%:	£ 400.00
AMOUNT DUE:	£2,400.00

Payment should be made within 30 days of invoice date. Any queries must be raised within 10 days of invoice date.  
Cheques should be made payable to LLOYD BORE Ltd. Quoting our invoice number on the reverse.  
BACS Payments to: Royal Bank of Scotland, Sort Code: 16-15-20. A/c No: 101 071 34. Quoting our Invoice Number.

Lloyd Bore Limited. Registered Office. 30 St Georges Place, Canterbury. CT1 1UT, England. Reg No.5393155 VAT Reg No. 662 0145 66.  
director: Julian bore BA (Hons) M Phil CMLI | associate director: paul whatley BA (Hons) CMLI | head of ecology, canterbury. David Smith BSc (Hons) PhD MCIEEM  
head of ecology, cumbria: lucy monhemius gibson MSc MIEEM | office 4, maudlands, maude street, kendal. cumbria, LA9 4QD | t. 01539 739411 | e: lucy@lloydbore.co.uk



## Wignall, Peter

---

**From:** Pam Beckett [pam.beckett@lloydbore.co.uk]  
**Sent:** 23 September 2016 09:25  
**To:** andy.jarrett@shepway.gov.uk  
**Cc:** Invoices@shepway.gov.uk; David Smith  
**Subject:** INVOICE 8627 - Princes Parade, Hythe  
**Attachments:** 3609\_INV\_8627.pdf

**Importance:** High

REFERENCE EML-OUT/3609/20160923-92039-588

Good morning Andy

Please find attached interim invoice for ecological services provided in relation to Princes Parade, Hythe, as detailed on the enclosed account.

Thank you Andy.

--

### Pam Beckett

Finance Manager



Lloyd Bore Ltd.

33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [pam.beckett@lloydbore.co.uk](mailto:pam.beckett@lloydbore.co.uk) | M: n/a

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CANTERBURY  
KENT CT1 1UT

t: 01227 464 340  
e: mail@lloydbore.co.uk  
w: www.lloydbore.co.uk

Our ref: 3609/DS/pb  
Your ref: Purchase Order no. SD00060

23rd September 2016

INVOICE NO. 8627

INTERIM INVOICE

PROJECT NAME: PRINCES PARADE, HYTHE

To: Ecological services as per our Schedule of Services & Fees (doc.  
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VAT @ 20%:	£ 400.00
AMOUNT DUE:	£2,400.00

Payment should be made within 30 days of invoice date. Any queries must be raised within 10 days of invoice date.  
Cheques should be made payable to LLOYD BORE Ltd. Quoting our invoice number on the reverse.  
BACS Payments to: Royal Bank of Scotland, Sort Code: 16-15-20. A/c No: 101 071 34. Quoting our Invoice Number.

Lloyd Bore Limited. Registered Office: 30 St Georges Place, Canterbury, CT1 1UT, England. Reg No.5393155. VAT Reg No. 862 0145 88.  
director: Julian bore BA (Hons) M Phil CMLi | associate director: paul whitley BA (Hons) CMLi | head of ecology, canterbury David Smith BSc (Hons) PhD MCIEEM  
head of ecology, cumbria: Lucy monhemius gibson MSc MIEEM | office 4, maudlands, maude street kendal, cumbria, LA9 4GD | t: 01539 738411 | e: lucy@lloydbore.co.uk



**Wignall, Peter**

---

**From:** Shore, Dave [Dave.Shore@shepway.gov.uk]  
**Sent:** 23 September 2016 10:13  
**To:** pam.beckett@lloydbore.co.uk  
**Cc:** Jarrett, Andy  
**Subject:** FW: INVOICE 8627 - Princes Parade, Hythe  
**Attachments:** 3609\_INV\_8627.pdf

**Importance:** High

Pam

Can you confirm that the bat survey work shown on this invoice (September) is in addition to that shown on invoice 8571 (August). It is just they are both listed as item 6.

Thanks

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

Shepway District Council, Civic Centre,

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

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

[www.shepway.gov.uk](http://www.shepway.gov.uk)

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---

**From:** Jarrett, Andy  
**Sent:** 23 September 2016 09:59  
**To:** Shore, Dave  
**Subject:** FW: INVOICE 8627 - Princes Parade, Hythe  
**Importance:** High

Andy Jarrett  
Head of Strategic Development Sites  
Shepway District Council  
Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

E: [andy.jarrett@shepway.gov.uk](mailto:andy.jarrett@shepway.gov.uk)  
M: 07713081278  
W: [www.shepway.gov.uk](http://www.shepway.gov.uk)

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---

**From:** Pam Beckett [<mailto:pam.beckett@lloydbore.co.uk>]  
**Sent:** 23 September 2016 09:25  
**To:** Jarrett, Andy  
**Cc:** Invoices; David Smith  
**Subject:** INVOICE 8627 - Princes Parade, Hythe  
**Importance:** High

REFERENCE EML-OUT/3609/20160923-92039-588

Good morning Andy

Please find attached interim invoice for ecological services provided in relation to Princes Parade, Hythe, as detailed on the enclosed account.

Thank you Andy.

--

**Pam Beckett**

Finance Manager



Lloyd Bore Ltd.  
33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 484 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363  
[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [pam.beckett@lloydbore.co.uk](mailto:pam.beckett@lloydbore.co.uk) | M: n/a

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## Wignall, Peter

---

**From:** Pam Beckett [pam.beckett@lloydbore.co.uk]  
**Sent:** 23 September 2016 12:23  
**To:** Dave.Shore@shepway.gov.uk  
**Subject:** RE: INVOICE 8627 - Princes Parade, Hythe  
**Attachments:** image004.jpg; image005.jpg; image006.jpg

**Importance:** High

REFERENCE EML-OUT/3609/20160923-121235-316

Good afternoon Dave

I confirm that the bat survey work on our September invoice is in addition to that invoiced in August (Inv 8571). The surveys have been conducted May – September 2016 and we have therefore been issuing interim invoices for these works. The total cost of the bat surveys is £6,650 (£7000 less 5% discount). The final invoice for the bat survey work will therefore be issued in October in the amount of £1,650 for the fees associated with the sound analysis and report writing time.

For your information, the fees still to be invoiced against our fee proposal are as follows:-

- |    |                      |        |
|----|----------------------|--------|
| 5. | Breeding bird survey | £1,000 |
| 6. | Bat activity survey  | £1,650 |
| 9. | Ecology Chapter      | £4,275 |

If you have any further questions, please feel free to contact me again.

Thank you Dave.

--

### Pam Beckett

Finance Manager



Lloyd Bore Ltd.

33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [pam.beckett@lloydbore.co.uk](mailto:pam.beckett@lloydbore.co.uk) | M: n/a

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**From:** Dave.Shore@shepway.gov.uk [mailto:Dave.Shore@shepway.gov.uk]  
**Sent:** 23 September 2016 10:13  
**To:** Pam Beckett <pam.beckett@lloydbore.co.uk>  
**Cc:** Andy.Jarrett@shepway.gov.uk  
**Subject:** FW: INVOICE 8627 - Princes Parade, Hythe  
**Importance:** High

Pam

Can you confirm that the bat survey work shown on this invoice (September) is in addition to that shown on invoice 8571 (August). It is just they are both listed as item 6.

Thanks

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

Shepway District Council, Civic Centre,

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

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

[www.shepway.gov.uk](http://www.shepway.gov.uk)

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---

**From:** Jarrett, Andy

**Sent:** 23 September 2016 09:59

**To:** Shore, Dave

**Subject:** FW: INVOICE 8627 - Princes Parade, Hythe

**Importance:** High

Andy Jarrett

Head of Strategic Development Sites

Shepway District Council

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

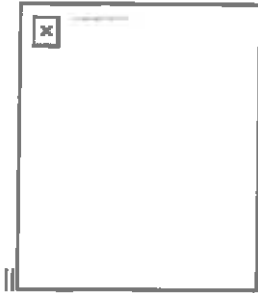
E: [andy.jarrett@shepway.gov.uk](mailto:andy.jarrett@shepway.gov.uk)

M: 07713081278

W: [www.shepway.gov.uk](http://www.shepway.gov.uk)



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---

**From:** Pam Beckett [<mailto:pam.beckett@lloydbore.co.uk>]  
**Sent:** 23 September 2016 09:25  
**To:** Jarrett, Andy  
**Cc:** Invoices; David Smith  
**Subject:** INVOICE 8627 - Princes Parade, Hythe  
**Importance:** High

REFERENCE EML-OUT/3609/20160923-92039-588

Good morning Andy

Please find attached interim invoice for ecological services provided in relation to Princes Parade, Hythe, as detailed on the enclosed account.

Thank you Andy.

--  
**Pam Beckett**

Finance Manager



Lloyd Bore Ltd.

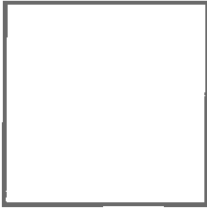
33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [pam.beckett@lloydbore.co.uk](mailto:pam.beckett@lloydbore.co.uk) | M: n/a

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## **Wignall, Peter**

---

**From:** Shore, Dave [Dave.Shore@shepway.gov.uk]  
**Sent:** 26 September 2016 09:02  
**To:** paul.whatley@lloydbore.co.uk; Claire Perrott; Robert Nottingham  
**Cc:** Peter Radmall; Julian Bore  
**Subject:** FW: Princes Parade, Hythe: EIA Guidance, minor queries...  
**Attachments:** image001.jpg; image002.jpg

Paul

Due to the size of the topo files we have are using the box.com file sharing system.

Claire/Robert – Can you provide Paul with access?

Thanks

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

Shepway District Council, Civic Centre,

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

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

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---

**From:** Peter Radmall [<mailto:flrbank@callnetuk.com>]  
**Sent:** 25 September 2016 13:37  
**To:** Shore, Dave  
**Subject:** Fw: Princes Parade, Hythe: EIA Guidance, minor queries...

Dave,

Are you able to answer the query below from Lloyd Bore re the topo survey?

Many thanks,

Peter

----- Original Message -----

**From:** Paul Whatley

**To:** firbank@callnetuk.com

**Sent:** Friday, September 23, 2016 9:53 AM

**Subject:** Princes Parade, Hythe: EIA Guidance, minor queries...

REFERENCE EML-OUT/3609/20160923-94653-027

Hi Peter,

A few minor queries if I may on our LVIA Chapter:

1. Do you have any preference about how we refer to 'the site'?  
The Application Site, The Proposal Site, for instance. Will there be more than one 'site' in relation to the hybrid application?
2. Will each ES Chapter have its own number? We are building Appendices for all of our supporting information (baseline mapping, views etc). In the past we have been asked to number appendices as well, i.e. if Chapter 8, then Appendices would be 8.1, 8.2. The same goes for figures, tables and photos, i.e. Table 8.1, etc. Do you have a preference for this so, so we can number everything correctly from the start?
3. Do you have plan showing the current 'Red Line' Boundary? (Apologies if this has already been circulated).
4. Will there be a topographical survey of the site produced (dwg. format) please?

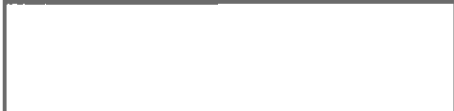
Many thanks,

Paul

--

**Paul Whatley BA (Hons) CMLI**

**Associate Director / Landscape Architect**



Lloyd Bore Ltd.

33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340

59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [paul.whatley@lloydbore.co.uk](mailto:paul.whatley@lloydbore.co.uk) | M: 07471 036 660

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---

**From:** [firbank@callnetuk.com](mailto:firbank@callnetuk.com)

**Sent:** 20/09/2016 17:36:53

**To:** [martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk); [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk);

[simon.mb@herringtonconsulting.co.uk](mailto:simon.mb@herringtonconsulting.co.uk); [ndellow@merebrook.co.uk](mailto:ndellow@merebrook.co.uk); [julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk);

[jonathan.rodger@mlm.uk.com](mailto:jonathan.rodger@mlm.uk.com)

**Cc:** [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk); [sue.rowlands@tibbonalds.co.uk](mailto:sue.rowlands@tibbonalds.co.uk); [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk);

Andy.Jarrett@shepway.gov.uk; rglavin@merebrook.co.uk

**Subject: Princes Parade EIA Guidance**

Dear All,

Please find attached a note providing guidance on ES structure and chapter format, together with a sample chapter. This should be self-explanatory, but don't hesitate to get back to me if you have any queries. Note that I have intentionally only circulated this to what I believe to be the EIA team, but feel free to pass it on to colleagues as necessary.

Regards,

Peter

**Peter Radmall Associates**

*environmental planning and assessment*

**Firbank, Ashdown Road**

**Forest Row**

**East Sussex RH18 5BW**

**Tel: 01342 822278**

**E-mail: [firbank@calinetuk.com](mailto:firbank@calinetuk.com)**



## **Wignall, Peter**

---

**From:** Peter Radmall [firbank@callnetuk.com]  
**Sent:** 26 September 2016 14:25  
**To:** Samuel Durham; Paul Whatley; Julian Bore; Simon.mb@herringtonconsulting.co.uk; Nathan Dellow; martin; rglavin@merebrook.co.uk  
**Cc:** Dave.Shore@shepway.gov.uk; Matt Shillito  
**Subject:** Fw: Princes Parade  
**Attachments:** Princes Parade.docx

Dear All,

Please find attached details of the two other developments to be considered in terms of potential cumulative effects.

Regards,

Peter

----- Original Message -----

**From:** Matt Shillito  
**To:** Peter Radmall  
**Cc:** Jonathan Rodger  
**Sent:** Monday, September 26, 2016 12:10 PM  
**Subject:** Re: Princes Parade

Dear Peter and Jonathan

Please find attached a short document summarising the details of the Imperial Green and Shorncliffe Garrison schemes.

---

**Matt Shillito**  
Associate Director  
for Tibbalds Planning and Urban Design Ltd

mobile: 07468 437150  
office: 020 7089 2121  
e-mail: [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)  
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Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

On 15 Sep 2016, at 21:04, Peter Radmall <[firbank@callnetuk.com](mailto:firbank@callnetuk.com)> wrote:

Thanks, Jonathan. Matt, by copy, can we provide links or outline details for the Shornccliffe Garrison and Imperial Green schemes?

Regards,

Peter

— Original Message —

**From:** Jonathan Rodger  
**To:** Peter Radmall ; Matt Shillito  
**Cc:** Lauren Elliott  
**Sent:** Thursday, September 15, 2016 9:13 AM  
**Subject:** RE: Princes Parade

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Therefore our approach for committed schemes will be a brief review and state the Shornccliffe Garrison and Imperial Green schemes and cover this with a general growth rate factor within the modelling work.

Also I'll make contact with Shepway this morning to discuss this approach however would expect they will be content with the approach agreed with Kent.

Kind regards,

Jonathan Rodger FdEng MSc MCIHT MILT

**Principal Transport Planner**

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A: MLM, 190 Eureka Park, Upper Pemberton, Ashford, Kent, TN25 4AZ

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**From:** Peter Radmall [<mailto:firbank@callnetuk.com>]

**Sent:** 14 September 2016 20:15

**To:** Matt Shillito <[matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)>

**Cc:** Jonathan Rodger <[jonathan.rodger@mlm.uk.com](mailto:jonathan.rodger@mlm.uk.com)>

**Subject:** Re: Princes Parade

Thanks, Matt. I'll wait for confirmation from Jonathan and then circulate the note.

Regards,



Peter

----- Original Message -----

From: Matt Shillito

To: Peter Radmall ; Jonathan Rodger

Cc: Sue Rowlands

Sent: Wednesday, September 14, 2016 6:11 PM

Subject: Re: Princes Parade

Hi Peter

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With regard to the cumulative developments, I understood from the team meeting last week that Jonathan at MLM had already requested a list of these. Is that right, Jonathan? If not then we can do so.

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>> To: Peter Radmall <[firbank@callnetuk.com](mailto:firbank@callnetuk.com)> ; Matt Shillito  
<[matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)>

>> Cc: Lauren Elliott <[lauren.elliott@mlm.uk.com](mailto:lauren.elliott@mlm.uk.com)>

>> Sent: Thursday, September 15, 2016 9:13 AM

>> Subject: RE: Princes Parade

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>> From: Peter Radmall [mailto:[firbank@callnetuk.com](mailto:firbank@callnetuk.com) <mailto:[firbank@callnetuk.com](mailto:firbank@callnetuk.com)>]

>> Sent: 14 September 2016 20:15

>> To: Matt Shillito <[matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk) <mailto:[matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)>>

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>>> To: Peter Radmall <<mailto:firbank@callnetuk.com>> ; Jonathan Rodger

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# Princes Parade, Folkestone

## Review of Cumulative Schemes

### Imperial Green

- Application reference no: Y08/1036/SH
- Address: Hythe Imperial, Princes Parade, Hythe, CT21 6AE
- Granted subject to a legal agreement (S106) 20<sup>th</sup> October 2009
- Development: "Alterations and improvements to hotel, including new golf clubhouse, residential development of 75 units, with new access, parking, open space and landscaping."
- Planning History:
- Hythe Imperial is a 5/6 storey Victorian hotel, which is not a listed building. The hotel has been subject to alterations and extensions over the years, including various building alterations, extensions to provide a swimming pool, squash courts, changing facilities and variations to servicing area. Other works in the adjoining grounds include provision of a golf clubhouse, office accommodation and stores.
- Consented Planning Works:
- Hotel: Proposed works to the hotel do not result in an increase in the number of rooms to the existing 100 room hotel, but extensions to existing facilities and comprehensive improvement.
- Housing: 75 houses are approved. The proposed housing mix is: 8 x 2-bed apartments (affordable shared equity), 14 x 2/3-bed apartments, 26 x 3-bed houses and 27 x 4-bed houses. This results in a density of 13.5 per hectare (site area = 5.52 hectares).
- Affordable Housing Contribution: Only 8 shared equity flats are provided on-site, which constitutes approximately 10% of the normal 30% requirement, and does not include any social rented housing as part of this. However, in addition an offer of £1.238 million pounds was made towards off site social rented housing which the Housing Strategy Manager considers to be financially equivalent to a 30% contribution, taking account of the 8 on-site shared equity flats.

### Shorncliffe Garrison

- Application reference no: Y14/0300/SH
- Address: Shorncliffe Garrison, Folkestone, Kent
- Granted subject to a legal agreement (S106) 23<sup>rd</sup> March 2015
- Development:
- Hybrid Application for the redevelopment of land at Shorncliffe Garrison. Application for outline permission (with all matters reserved) for demolition of existing buildings (with the exception of the listed buildings, officers' mess within Risborough Barracks and water tower) and erection of up to 906 dwellings including affordable housing, community services and facilities (Use Class A1/A3/B1a/D1 and D2 uses up to 1,998 sq. m), new Primary school and nursery (up to 3,500 sq. m), combined new pavilion/cadet hut facility (up to 600 sq. m) at The Stadium, retained cricket pitches including mini football pitches, equipped play, associated public open space and toilets, together with, associated accesses/roads, parking, associated services, infrastructure, landscaping, attenuation features and earthworks.
- Full Application comprising demolition of existing buildings and erection of 294 dwellings including affordable housing, open space, improvements to 'The Stadium' sports facilities and new car park, equipped play improvements/works to The Backdoor Training Area, associated accesses/roads, parking, associated services, infrastructure, landscaping, attenuation features and earthworks.
- Consented Planning Works:
- Housing: A total of 294 houses are proposed for the detailed element of the application, with 88 forming Phase 1 and 206 within Phase 2. The Accommodation Mix of the detailed element of the application is as follows:
  - 4 Beds – 24 (Phase 1a: St Martin's Plain), 41 (Phase 1b The Stadium)
  - 3 Beds – 49 (Phase 1a St Martin's Plain), 92 (Phase 1b The Stadium)
  - 2 Beds – 11 (Phase 1a St Martin's Plain), 71 (Phase 1b The Stadium)
  - 1 Bed – 4 (Phase 1a St Martin's Plain), 2 (Phase 1b The Stadium)

- **Affordable Housing:** In accordance with phasing schedule (s106). Phase 1 to deliver 30%, with a minimum of 18% provided by the development (final figure TBC).

**Wignall, Peter**

---

**From:** Shore, Dave [Dave.Shore@shepway.gov.uk]  
**Sent:** 29 September 2016 10:12  
**To:** 'Julian Bore'  
**Cc:** Matt Shillito; Claire Perrott; Jarrett, Andy  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe  
**Attachments:** image001.jpg; image002.jpg; image003.jpg

Julian

Further to the e-mail exchange below have you managed to draw together a draft schedule of assessment viewpoints. Is there anything further that you need from me?

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

Shepway District Council, Civic Centre,

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

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

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---

**From:** Julian Bore [mailto:julian.bore@lloyd bore.co.uk]  
**Sent:** 05 September 2016 17:37  
**To:** Dave.Shore@shepway.gov.uk  
**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160905-173655-362

Dave – yes that's fine.

Kind regards

Julian

Julian Bore BA (Hons) M Phil CML  
Managing Director



Lloyd Bore Ltd.  
33 St. George's Place, Canterbury, Kent CT1 1UT | T: 01227 464 340  
59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363  
[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk) | M: 07880 725 202

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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]

**Sent:** 05 September 2016 17:35

**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

**Subject:** Re: LVIA for Prince's Parade, Hythe

Julian

The appropriate contact as SDC is Rob Allan, Major Projects Team Leader who will be acting as case officer for the application. Speaking to the planning department they would prefer it if we presented them with some suggested viewpoints. Are you OK to put a schedule together for discussion with Tibbalds, Martin McKay etc?

Dave

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** Monday, September 05, 2016 03:09 PM

**To:** Shore, Dave

**Cc:** [martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk) <[martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk)>; Jarrett, Andy; Peter Radmall <[firbank@callnetuk.com](mailto:firbank@callnetuk.com)>

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/CI/20160905-150414-709

Dave

To start the ball rolling, could you let me know who at SDC I should be approaching to agree assessment viewpoints? There will no doubt be an important heritage angle and I'd like to make sure we get these views fixed at an early stage in the process.

Many thanks

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CMLI**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Sent:** 19/08/2016 11:36  
**To:** [julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk); [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

Julian

I am arranging a meeting of the design team (to include the full consultant team) for the morning of 8<sup>th</sup> September and will add you to the invite list. Samuel Durham is included from an ecology perspective. I am on leave after today until 5<sup>th</sup> September and will contact you on my return.

In the meantime I suggest you touch base with Matt Shillito of Tibbalds Planning and Urban Design to discuss the relationship between the LVIA and the planning application/master-plan process (Tibbalds have been appointed as both master-planners and planning consultants). I believe he is back in the office on Monday, contact details below.

Regards

Dave

**Matt Shillito**  
Associate Director  
for Tibbalds Planning and Urban Design Ltd

mobile: 07468 437150  
office: 020 7089 2121  
e-mail: [matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)  
website: [www.tibbalds.co.uk](http://www.tibbalds.co.uk)  
Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]  
**Sent:** 19 August 2016 11:15  
**To:** Shore, Dave  
**Cc:** Jarrett, Andy  
**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160819-111210-998

Thanks Dave – I look forward to working with you on this project.

Let me know how you'd like to kick this off – ie would you like set up a briefing meeting at your office or on site?

Kind regards

Julian

**Julian Bore** BA (Hons) M Phil CMLI

Managing Director



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59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363

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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]

**Sent:** 19 August 2016 10:46

**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to my previous e-mail please find attached a signed copy of the Memorandum of Understanding.

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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---

**From:** Shore, Dave  
**Sent:** 19 August 2016 09:05  
**To:** 'Julian Bore'  
**Cc:** Jarrett, Andy; 'Sue Rowlands'; [matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)  
**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to the submission of your proposal for a Landscape and Visual Impact Assessment for the Princes Parade planning application I can confirm that Council wishes to appoint Lloyd Bore to undertake this work. I have raised purchase order and will forward to you shortly a signed copy of the Memorandum of Agreement.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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

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---

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]  
**Sent:** 09 August 2016 10:16



**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160809-100000-928

Good morning Dave

Attached is our revised fee proposal 3609\_FP\_004A, which includes for production of verified wireframe CGIs. All other elements of the fee proposal remain unchanged.

You will see I have included a fee for the production of a CGI methodology document, to demonstrate compliance with guidance and industry standards. This can be omitted from the fee if not required.

Please contact me if you have any queries.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
Managing Director



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]  
**Sent:** 04 August 2016 14:08  
**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>; [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

Julian

Apologies for the delay in responding. We have received a number of quotations differs in scope. In order to make a direct comparison are you able provide an addition quote for the provision of verified 'wireframe' photomontage images?

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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---

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 11 July 2016 13:33

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/CI/20160711-125544-066

Dave

Further to your invitation to tender for the Princes Parade LVIA, I attach our fee proposal, scope of works, staff CVs and professional experience as requested.

We have extensive experience in undertaking LVIA work to inform Environmental Statements, for both public and private sectors. As a local practice (and having been involved in the Imperial Hotel scheme nearby) we would be very interested to be working at Princes Parade.

Please note we also offer services in landscape masterplanning, detailed landscape design and management and tree survey work to BS5837:2012.

In terms of tasks and programme, we would envisage the work would be produced within the following time periods:

- ? Production of baseline studies and project specific character appraisal: 12 July – 23 August 2016: 6 weeks
- ? Production of LVIA assessment: 24 August – 28 September 2016: 5 weeks
- ? Preparation of final Landscape Chapter for inclusion in ES: 29 September – 27 October: 4 weeks.

Please note that the assessment stage cannot be completed until a final scheme / layout is available for assessment.

Our hourly rates are as follows:

- ? Director: ?95/hr + VAT (?700 /day)
- ? Head of Landscape: ?85/hr + VAT (?620 /day)
- ? Principal Landscape Architect: ?80/hr + VAT (?580 /day)
- ? Senior Landscape Architect: ?70/hr + VAT (?500 /day)
- ? Landscape technician / assistant: ?55/hr + VAT (?400 /day)

Please contact me if you have any queries in connection with this fee proposal.

Thank you for inviting us to quote for this interesting work.

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CMLI**

**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Sent:** 04/07/2016 14:20:16

**To:** [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)

**Cc:** [andrew.cox@lloydbore.co.uk](mailto:andrew.cox@lloydbore.co.uk); [stuart.hubert@lloydbore.co.uk](mailto:stuart.hubert@lloydbore.co.uk); [david.smith@lloydbore.co.uk](mailto:david.smith@lloydbore.co.uk);

[Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

Samuel

Further to your e-mail dated 14<sup>th</sup> June 2016 I would like to invite Lloyd Bore to submit a fee proposal for a Landscape and Visual Impact Assessment (LVIA) for the Princes Parade Development. Please find attached a project brief. I look forward to receiving your proposal. Please call me if you wish to discuss further.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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

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---

**From:** Samuel Durham [<mailto:samuel.durham@lloydbore.co.uk>]

**Sent:** 14 June 2016 12:47

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk); [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Cc:** Andrew Cox; Stuart Hubert; David Smith

**Subject:** LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/9999/20160614-123407-204

Dave / Andy,

I noted during our inception meeting that you are yet to appoint a consultant to produce an LVIA for the Prince's Parade site.

As you may already be aware, this is a service that Lloyd Bore offer and have an excellent reputation in delivering.

Please let me know if you would like us to provide a fee proposal for the LVIA.

I have copied in our Principal Landscape Architect, Stuart Hubert and our Head of Landscape, Andy Cox.

If you would like to discuss the LVIA requirements further, Stuart has said that he would be happy to advise.

It would be great to extend our scope of works on this project and with Shepway in general.

Kind regards,

**Samuel Durham BSc (Hons) ACIEEM**

Senior Ecologist



Lloyd Bore Ltd.

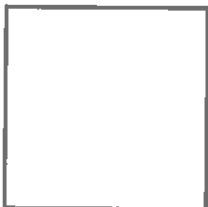
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**Wignall, Peter**

---

**From:** Julian Bore [julian.bore@lloydbore.co.uk]  
**Sent:** 30 September 2016 16:57  
**To:** Dave.Shore@shepway.gov.uk  
**Cc:** matt.shillito@tibbalds.co.uk; claire.perrott@tibbalds.co.uk; Andy.Jarrett@shepway.gov.uk;  
Jon Clokie; Paul Whatley  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe  
**Attachments:** Image001.jpg; Image002.jpg; image003.jpg

REFERENCE EML-OUT/3609/20160930-164923-300

Dave

We have now received 16 viewpoints from the heritage consultant, which is rather more than we were anticipating. We are looking at these at the moment - some will no doubt coincide with the views we select for the LVIA, but some will not. I believe one or two may be from private land, which is normally outside our remit, and would require permissions to access for photography. We will check this. We will be completing our desktop work next week, which will allow us to finalise the viewpoint origins.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
**Managing Director**



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**From:** Dave.Shore@shepway.gov.uk [mailto:Dave.Shore@shepway.gov.uk]  
**Sent:** 29 September 2016 10:12  
**To:** Julian Bore <julian.bore@lloydbore.co.uk>  
**Cc:** matt.shillito@tibbalds.co.uk; claire.perrott@tibbalds.co.uk; Andy.Jarrett@shepway.gov.uk  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to the e-mail exchange below have you managed to draw together a draft schedule of assessment viewpoints. Is there anything further that you need from me?

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 05 September 2016 17:37

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160905-173655-362

Dave – yes that's fine.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
Managing Director



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59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]

**Sent:** 05 September 2016 17:35

**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

**Subject:** Re: LVIA for Prince's Parade, Hythe

Julian

The appropriate contact as SDC is Rob Allan, Major Projects Team Leader who will be acting as case officer for the application. Speaking to the planning department they would prefer it if we presented them with some suggested viewpoints. Are you OK to put a schedule together for discussion with Tibbalds, Martin McKay etc?

Dave

---

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** Monday, September 05, 2016 03:09 PM

**To:** Shore, Dave

**Cc:** [martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk) <[martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk)>; Jarrett, Andy; Peter Radmall <[firbank@callnetuk.com](mailto:firbank@callnetuk.com)>

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/CI/20160905-150414-709

Dave

To start the ball rolling, could you let me know who at SDC I should be approaching to agree assessment viewpoints? There will no doubt be an important heritage angle and I'd like to make sure we get these views fixed at an early stage in the process.

Many thanks

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**

**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Sent:** 19/08/2016 11:36  
**To:** [julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk); [matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

Julian

I am arranging a meeting of the design team (to include the full consultant team) for the morning of 8<sup>th</sup> September and will add you to the invite list. Samuel Durham is included from an ecology perspective. I am on leave after today until 5<sup>th</sup> September and will contact you on my return.

In the meantime I suggest you touch base with Matt Shillito of Tibbalds Planning and Urban Design to discuss the relationship between the LVIA and the planning application/master-plan process (Tibbalds have been appointed as both master-planners and planning consultants). I believe he is back in the office on Monday, contact details below.

Regards

Dave

**Matt Shillito**  
Associate Director  
for Tibbalds Planning and Urban Design Ltd

mobile: 07468 437150  
office: 020 7089 2121  
e-mail: [matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)  
website: [www.tibbalds.co.uk](http://www.tibbalds.co.uk)  
Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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---

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 19 August 2016 11:15

**To:** Shore, Dave

**Cc:** Jarrett, Andy

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160819-111210-998

Thanks Dave – I look forward to working with you on this project.

Let me know how you'd like to kick this off – ie would you like set up a briefing meeting at your office or on site?

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**

**Managing Director**



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[Redacted Box]

**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [mailto:[Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)]

**Sent:** 19 August 2016 10:46

**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to my previous e-mail please find attached a signed copy of the Memorandum of Understanding.

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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---

**From:** Shore, Dave

**Sent:** 19 August 2016 09:05

**To:** 'Julian Bore'

**Cc:** Jarrett, Andy; 'Sue Rowlands'; [matt.shillito@tibbon.co.uk](mailto:matt.shillito@tibbon.co.uk)

**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to the submission of your proposal for a Landscape and Visual Impact Assessment for the Princes Parade planning application I can confirm that Council wishes to appoint Lloyd Bore to undertake this work. I have raised purchase order and will forward to you shortly a signed copy of the Memorandum of Agreement.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 09 August 2016 10:16

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160809-100000-928

Good morning Dave

Attached is our revised fee proposal 3609\_FP\_004A, which includes for production of verified wireframe CGIs. All other elements of the fee proposal remain unchanged.

You will see I have included a fee for the production of a CGI methodology document, to demonstrate compliance with guidance and industry standards. This can be omitted from the fee if not required.

Please contact me if you have any queries.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]  
**Sent:** 04 August 2016 14:08  
**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>; [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

Julian

Apologies for the delay in responding. We have received a number of quotations differs in scope. In order to make a direct comparison are you able provide an addition quote for the provision of verified 'wireframe' photomontage images?

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]  
**Sent:** 11 July 2016 13:33  
**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/CIV/20160711-125544-066

Dave

Further to your invitation to tender for the Princes Parade LVIA, I attach our fee proposal, scope of works, staff CVs and professional experience as requested.

We have extensive experience in undertaking LVIA work to inform Environmental Statements, for both public and private sectors. As a local practice (and having been involved in the Imperial Hotel scheme nearby) we would be very interested to be working at Princes Parade.

Please note we also offer services in landscape masterplanning, detailed landscape design and management and tree survey work to BS5837:2012.

In terms of tasks and programme, we would envisage the work would be produced within the following time periods:

- ? Production of baseline studies and project specific character appraisal: 12 July – 23 August 2016: 6 weeks
- ? Production of LVIA assessment: 24 August – 28 September 2016: 5 weeks
- ? Preparation of final Landscape Chapter for inclusion in ES: 29 September – 27 October: 4 weeks.

Please note that the assessment stage cannot be completed until a final scheme / layout is available for assessment.

Our hourly rates are as follows:

- ? Director: ?95/hr + VAT (?700 /day)
- ? Head of Landscape: ?85/hr + VAT (?620 /day)
- ? Principal Landscape Architect: ?80/hr + VAT (?580 /day)
- ? Senior Landscape Architect: ?70/hr + VAT (?500 /day)
- ? Landscape technician / assistant: ?55/hr + VAT (?400 /day)

Please contact me if you have any queries in connection with this fee proposal.

Thank you for inviting us to quote for this interesting work.

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CMLJ**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Sent:** 04/07/2016 14:20:16  
**To:** [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)  
**Cc:** [andrew.cox@lloydbore.co.uk](mailto:andrew.cox@lloydbore.co.uk); [stuart.hubert@lloydbore.co.uk](mailto:stuart.hubert@lloydbore.co.uk); [david.smith@lloydbore.co.uk](mailto:david.smith@lloydbore.co.uk); [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

Samuel

Further to your e-mail dated 14<sup>th</sup> June 2016 I would like to invite Lloyd Bore to submit a fee proposal for a Landscape and Visual Impact Assessment (LVIA) for the Princes Parade Development. Please find attached a project brief. I look forward to receiving your proposal. Please call me if you wish to discuss further.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486



f: 01303 853502

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

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---

**From:** Samuel Durham [<mailto:samuel.durham@lloydbore.co.uk>]

**Sent:** 14 June 2016 12:47

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk); [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Cc:** Andrew Cox; Stuart Hubert; David Smith

**Subject:** LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/9999/20160614-123407-204

Dave / Andy,

I noted during our inception meeting that you are yet to appoint a consultant to produce an LVIA for the Prince's Parade site.

As you may already be aware, this is a service that Lloyd Bore offer and have an excellent reputation in delivering.

Please let me know if you would like us to provide a fee proposal for the LVIA.

I have copied in our Principal Landscape Architect, Stuart Hubert and our Head of Landscape, Andy Cox:

If you would like to discuss the LVIA requirements further, Stuart has said that he would be happy to advise.

It would be great to extend our scope of works on this project and with Shepway in general.

Kind regards,

---

**Samuel Durham BSc (Hons) ACIEEM**

**Senior Ecologist**



Lloyd Bore Ltd.

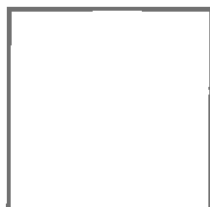
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## Wignall, Peter

---

**From:** Julian Bore [julian.bore@lloydbore.co.uk]  
**Sent:** 30 September 2016 16:57  
**To:** Dave.Shore@shepway.gov.uk  
**Cc:** matt.shillito@tibbalds.co.uk; claire.perrott@tibbalds.co.uk; Andy.Jarrett@shepway.gov.uk;  
Jon Clokie; Paul Whatley  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe  
**Attachments:** image001.jpg; image002.jpg; Image003.jpg

REFERENCE EML-OUT/3609/20160930-164923-300

Dave

We have now received 16 viewpoints from the heritage consultant, which is rather more than we were anticipating. We are looking at these at the moment - some will no doubt coincide with the views we select for the LVIA, but some will not. I believe one or two may be from private land, which is normally outside our remit, and would require permissions to access for photography. We will check this. We will be completing our desktop work next week, which will allow us to finalise the viewpoint origins.

Kind regards

Julian

--

**Julian Bore** BA (Hons) M Phil CMLI  
Managing Director



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**From:** Dave.Shore@shepway.gov.uk [mailto:Dave.Shore@shepway.gov.uk]  
**Sent:** 29 September 2016 10:12  
**To:** Julian Bore <julian.bore@lloydbore.co.uk>  
**Cc:** matt.shillito@tibbalds.co.uk; claire.perrott@tibbalds.co.uk; Andy.Jarrett@shepway.gov.uk  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to the e-mail exchange below have you managed to draw together a draft schedule of assessment viewpoints. Is there anything further that you need from me?

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 05 September 2016 17:37

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160905-173655-362

Dave – yes that's fine.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**

Managing Director



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [mailto:[Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)]

**Sent:** 05 September 2016 17:35

**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

**Subject:** Re: LVIA for Prince's Parade, Hythe

Julian

The appropriate contact as SDC is Rob Allan, Major Projects Team Leader who will be acting as case officer for the application. Speaking to the planning department they would prefer it if we presented them with some suggested viewpoints. Are you OK to put a schedule together for discussion with Tibbalds, Martin McKay etc?

Dave

---

**From:** Julian Bore [mailto:[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)]

**Sent:** Monday, September 05, 2016 03:09 PM

**To:** Shore, Dave

**Cc:** [martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk) <[martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk)>; Jarrett, Andy; Peter Radmall <[firbank@callnetuk.com](mailto:firbank@callnetuk.com)>

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/CI/20160905-150414-709

Dave

To start the ball rolling, could you let me know who at SDC I should be approaching to agree assessment viewpoints? There will no doubt be an important heritage angle and I'd like to make sure we get these views fixed at an early stage in the process.

Many thanks

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CMLI**

**Managing Director**



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**Sent:** 19/08/2016 11:36  
**To:** [julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk); [matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

Julian

I am arranging a meeting of the design team (to include the full consultant team) for the morning of 8<sup>th</sup> September and will add you to the invite list. Samuel Durham is included from an ecology perspective. I am on leave after today until 5<sup>th</sup> September and will contact you on my return.

In the meantime I suggest you touch base with Matt Shillito of Tibbalds Planning and Urban Design to discuss the relationship between the LVIA and the planning application/master-plan process (Tibbalds have been appointed as both master-planners and planning consultants). I believe he is back in the office on Monday, contact details below.

Regards

Dave

**Matt Shillito**  
Associate Director  
for Tibbalds Planning and Urban Design Ltd

mobile: 07468 437150

office: 020 7089 2121

e-mail: [matt.shillito@tibbalds.co.uk](mailto:matt.shillito@tibbalds.co.uk)

website: [www.tibbalds.co.uk](http://www.tibbalds.co.uk)

Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

David Shore

Strategic Development Projects Manager

t: 01303 853459

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 19 August 2016 11:15

**To:** Shore, Dave

**Cc:** Jarrett, Andy

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160819-111210-998

Thanks Dave – I look forward to working with you on this project.

Let me know how you'd like to kick this off – ie would you like set up a briefing meeting at your office or on site?

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CML**

Managing Director



Lloyd Bore Ltd.

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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [mailto:[Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)]

**Sent:** 19 August 2016 10:46

**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to my previous e-mail please find attached a signed copy of the Memorandum of Understanding.

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

Shepway District Council, Civic Centre,

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

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

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---

**From:** Shore, Dave

**Sent:** 19 August 2016 09:05

**To:** 'Julian Bore'

**Cc:** Jarrett, Andy; 'Sue Rowlands'; [matt.shillito@tibbon.co.uk](mailto:matt.shillito@tibbon.co.uk)

**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian



Further to the submission of your proposal for a Landscape and Visual Impact Assessment for the Princes Parade planning application I can confirm that Council wishes to appoint Lloyd Bore to undertake this work. I have raised purchase order and will forward to you shortly a signed copy of the Memorandum of Agreement.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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---

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 09 August 2016 10:16

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160809-100000-928

Good morning Dave

Attached is our revised fee proposal 3609\_FP\_004A, which includes for production of verified wireframe CGIs. All other elements of the fee proposal remain unchanged.

You will see I have included a fee for the production of a CGI methodology document, to demonstrate compliance with guidance and industry standards. This can be omitted from the fee if not required.

Please contact me if you have any queries.

Kind regards

Julian

Julian Bore BA (Hons) M Phil CMLI  
Managing Director



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59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363  
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From: [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]  
Sent: 04 August 2016 14:08  
To: Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>; [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
Cc: [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
Subject: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Apologies for the delay in responding. We have received a number of quotations differs in scope. In order to make a direct comparison are you able provide an addition quote for the provision of verified 'wireframe' photomontage images?

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [<mailto:julian.bore@lloyd-bore.co.uk>]

**Sent:** 11 July 2016 13:33

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/Clt/20160711-125544-066

Dave

Further to your invitation to tender for the Princes Parade LVIA, I attach our fee proposal, scope of works, staff CVs and professional experience as requested.

We have extensive experience in undertaking LVIA work to inform Environmental Statements, for both public and private sectors. As a local practice (and having been involved in the Imperial Hotel scheme nearby) we would be very interested to be working at Princes Parade.

Please note we also offer services in landscape masterplanning, detailed landscape design and management and tree survey work to BS5837:2012.

In terms of tasks and programme, we would envisage the work would be produced within the following time periods:

- ? Production of baseline studies and project specific character appraisal: 12 July – 23 August 2016: 6 weeks
- ? Production of LVIA assessment: 24 August – 28 September 2016: 5 weeks
- ? Preparation of final Landscape Chapter for inclusion in ES: 29 September – 27 October: 4 weeks.

Please note that the assessment stage cannot be completed until a final scheme / layout is available for assessment.

Our hourly rates are as follows:

- ? Director: ?95/hr + VAT (?700 /day)
- ? Head of Landscape: ?85/hr + VAT (?620 /day)
- ? Principal Landscape Architect: ?80/hr + VAT (?580 /day)
- ? Senior Landscape Architect: ?70/hr + VAT (?500 /day)
- ? Landscape technician / assistant: ?55/hr + VAT (?400 /day)

Please contact me if you have any queries in connection with this fee proposal.

Thank you for inviting us to quote for this interesting work.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Sent:** 04/07/2016 14:20:16  
**To:** [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)  
**Cc:** [andrew.cox@lloydbore.co.uk](mailto:andrew.cox@lloydbore.co.uk); [stuart.hubert@lloydbore.co.uk](mailto:stuart.hubert@lloydbore.co.uk); [david.smith@lloydbore.co.uk](mailto:david.smith@lloydbore.co.uk);  
[Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

Samuel

Further to your e-mail dated 14<sup>th</sup> June 2016 I would like to invite Lloyd Bore to submit a fee proposal for a Landscape and Visual Impact Assessment (LVIA) for the Princes Parade Development. Please find attached a project brief. I look forward to receiving your proposal. Please call me if you wish to discuss further.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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

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---

**From:** Samuel Durham [<mailto:samuel.durham@lloydbore.co.uk>]

**Sent:** 14 June 2016 12:47

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk); [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Cc:** Andrew Cox; Stuart Hubert; David Smith

**Subject:** LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/9999/20160614-123407-204

Dave / Andy,

I noted during our inception meeting that you are yet to appoint a consultant to produce an LVIA for the Prince's Parade site.

As you may already be aware, this is a service that Lloyd Bore offer and have an excellent reputation in delivering.

Please let me know if you would like us to provide a fee proposal for the LVIA.

I have copied in our Principal Landscape Architect, Stuart Hubert and our Head of Landscape, Andy Cox.

If you would like to discuss the LVIA requirements further, Stuart has said that he would be happy to advise.

It would be great to extend our scope of works on this project and with Shepway in general.

Kind regards,

--

**Samuel Durham** BSc (Hons) ACIEEM

Senior Ecologist



Lloyd Bore Ltd.

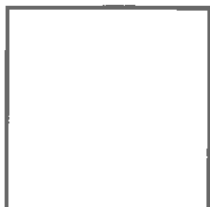
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59 Lambeth Walk, London, SE11 6DX | T: 02075 622 363

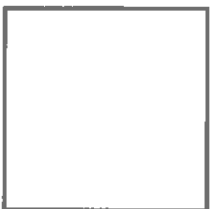
[www.lloydbore.co.uk](http://www.lloydbore.co.uk) | E: [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk) | M: 07471 036 663

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## Wignall, Peter

---

**From:** Shore, Dave [Dave.Shore@shepway.gov.uk]  
**Sent:** 30 September 2016 17:00  
**To:** 'julian.bore@lloydbore.co.uk'  
**Subject:** Re: RE: LVIA for Prince's Parade, Hythe  
**Attachments:** image001.jpg; image002.jpg; image003.jpg

Julian

Thanks for the update. Have a good weekend.

Dave

---

**From:** Julian Bore [mailto:julian.bore@lloydbore.co.uk]  
**Sent:** Friday, September 30, 2016 04:56 PM  
**To:** Shore, Dave  
**Cc:** matt.shillito@tibbonalds.co.uk <matt.shillito@tibbonalds.co.uk>; claire.perrott@tibbonalds.co.uk <claire.perrott@tibbonalds.co.uk>; Jarrett, Andy; Jon Clokier <jon.clokier@lloydbore.co.uk>; Paul Whatley <paul.whatley@lloydbore.co.uk>  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160930-164923-300

Dave

We have now received 16 viewpoints from the heritage consultant, which is rather more than we were anticipating. We are looking at these at the moment - some will no doubt coincide with the views we select for the LVIA, but some will not. I believe one or two may be from private land, which is normally outside our remit, and would require permissions to access for photography. We will check this. We will be completing our desktop work next week, which will allow us to finalise the viewpoint origins.

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CML**

**Managing Director**



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**From:** Dave.Shore@shepway.gov.uk [mailto:Dave.Shore@shepway.gov.uk]  
**Sent:** 29 September 2016 10:12  
**To:** Julian Bore <julian.bore@lloydbore.co.uk>  
**Cc:** matt.shillito@tibbalds.co.uk; claire.perrott@tibbalds.co.uk; Andy.Jarrett@shepway.gov.uk  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to the e-mail exchange below have you managed to draw together a draft schedule of assessment viewpoints. Is there anything further that you need from me?

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

m: 07976 958486

f: 01303 853502

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**From:** Julian Bore [mailto:julian.bore@lloydbore.co.uk]  
**Sent:** 05 September 2016 17:37  
**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160905-173655-362

Dave – yes that's fine.



Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]  
**Sent:** 05 September 2016 17:35  
**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>  
**Subject:** Re: LVIA for Prince's Parade, Hythe

Julian

The appropriate contact as SDC is Rob Allan, Major Projects Team Leader who will be acting as case officer for the application. Speaking to the planning department they would prefer it if we presented them with some suggested viewpoints. Are you OK to put a schedule together for discussion with Tibbalds, Martin McKay etc?

Dave

---

**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]  
**Sent:** Monday, September 05, 2016 03:09 PM  
**To:** Shore, Dave  
**Cc:** [martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk) <[martin@mjmckay.wanadoo.co.uk](mailto:martin@mjmckay.wanadoo.co.uk)>; Jarrett, Andy; Peter Radmall <[firbank@callnetuk.com](mailto:firbank@callnetuk.com)>  
**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/Clt/20160905-150414-709

Dave

To start the ball rolling, could you let me know who at SDC I should be approaching to agree assessment viewpoints? There will no doubt be an important heritage angle and I'd like to make sure we get these views fixed at an early stage in the process.

Many thanks

Kind regards

Julian

--

**Julian Bore BA (Hons) M Phil CMLI**  
**Managing Director**



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59 Lambeth Walk, London, SE11 6DX | T: 02075 822 363  
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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Sent:** 19/08/2016 11:36  
**To:** [julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk); [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)  
**Subject:** RE: LVIA for Prince's Parade, Hythe

Julian

I am arranging a meeting of the design team (to include the full consultant team) for the morning of 8<sup>th</sup> September and will add you to the invite list. Samuel Durham is included from an ecology perspective. I am on leave after today until 5<sup>th</sup> September and will contact you on my return.

In the meantime I suggest you touch base with Matt Shillito of Tibbalds Planning and Urban Design to discuss the relationship between the LVIA and the planning application/master-plan process (Tibbalds have been appointed as both master-planners and planning consultants). I believe he is back in the office on Monday, contact details below.

Regards

Dave

**Matt Shillito**  
**Associate Director**

for Tibbalds Planning and Urban Design Ltd

mobile: 07468 437150

office: 020 7089 2121

e-mail: [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)

website: [www.tibbonalds.co.uk](http://www.tibbonalds.co.uk)

Address: 19 Maltings Place, 169 Tower Bridge Road, London, SE1 3JB

David Shore

Strategic Development Projects Manager

t: 01303 853459

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]

**Sent:** 19 August 2016 11:15

**To:** Shore, Dave

**Cc:** Jarrett, Andy

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160819-111210-998

Thanks Dave – I look forward to working with you on this project.

Let me know how you'd like to kick this off – ie would you like set up a briefing meeting at your office or on site?

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLJ**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]  
**Sent:** 19 August 2016 10:46  
**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

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Regards

Dave

David Shore

Strategic Development Projects Manager

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m: 07976 958486

f: 01303 853502

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**From:** Shore, Dave  
**Sent:** 19 August 2016 09:05  
**To:** 'Julian Bore'  
**Cc:** Jarrett, Andy; 'Sue Rowlands'; [matt.shillito@tibbonalds.co.uk](mailto:matt.shillito@tibbonalds.co.uk)  
**Subject:** RE: RE: RE: LVIA for Prince's Parade, Hythe

Julian

Further to the submission of your proposal for a Landscape and Visual Impact Assessment for the Princes Parade planning application I can confirm that Council wishes to appoint Lloyd Bore to undertake this work. I have raised purchase order and will forward to you shortly a signed copy of the Memorandum of Agreement.

Regards

David Shore

Strategic Development Projects Manager

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**From:** Julian Bore [<mailto:julian.bore@lloydbore.co.uk>]  
**Sent:** 09 August 2016 10:16  
**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/20160809-100000-928

Good morning Dave

Attached is our revised fee proposal 3609\_FP\_004A, which includes for production of verified wireframe CGIs. All other elements of the fee proposal remain unchanged.

You will see I have included a fee for the production of a CGI methodology document, to demonstrate compliance with guidance and industry standards. This can be omitted from the fee if not required.

Please contact me if you have any queries.

Kind regards

Julian

---

**Julian Bore BA (Hons) M Phil CML**  
**Managing Director**



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk) [<mailto:Dave.Shore@shepway.gov.uk>]  
**Sent:** 04 August 2016 14:08  
**To:** Julian Bore <[julian.bore@lloydbore.co.uk](mailto:julian.bore@lloydbore.co.uk)>; [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)  
**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)  
**Subject:** RE: RE: LVIA for Prince's Parade, Hythe

Julian

Apologies for the delay in responding. We have received a number of quotations differs in scope. In order to make a direct comparison are you able provide an addition quote for the provision of verified 'wireframe' photomontage images?

Regards

Dave

David Shore

Strategic Development Projects Manager

t: 01303 853459

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**From:** Julian Bore [<mailto:julian.bore@loydbore.co.uk>]

**Sent:** 11 July 2016 13:33

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Cc:** [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/3609/Cit/20160711-125544-066

Dave

Further to your invitation to tender for the Princes Parade LVIA, I attach our fee proposal, scope of works, staff CVs and professional experience as requested.

We have extensive experience in undertaking LVIA work to Inform Environmental Statements, for both public and private sectors. As a local practice (and having been involved in the Imperial Hotel scheme nearby) we would be very interested to be working at Princes Parade.

Please note we also offer services in landscape masterplanning, detailed landscape design and management and tree survey work to BS5837:2012.

In terms of tasks and programme, we would envisage the work would be produced within the following time periods:

- ? Production of baseline studies and project specific character appraisal: 12 July – 23 August 2016: 6 weeks
- ? Production of LVIA assessment: 24 August – 28 September 2016: 5 weeks
- ? Preparation of final Landscape Chapter for inclusion in ES: 29 September – 27 October: 4 weeks.

Please note that the assessment stage cannot be completed until a final scheme / layout is available for assessment.

Our hourly rates are as follows:

- ? Director: ?95/hr + VAT (?700 /day)
- ? Head of Landscape: ?85/hr + VAT (?620 /day)
- ? Principal Landscape Architect: ?80/hr + VAT (?580 /day)
- ? Senior Landscape Architect: ?70/hr + VAT (?500 /day)
- ? Landscape technician / assistant: ?55/hr + VAT (?400 /day)

Please contact me if you have any queries in connection with this fee proposal.

Thank you for inviting us to quote for this interesting work.

Kind regards

Julian

**Julian Bore BA (Hons) M Phil CMLI**  
Managing Director



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**From:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk)

**Sent:** 04/07/2016 14:20:16

**To:** [samuel.durham@lloydbore.co.uk](mailto:samuel.durham@lloydbore.co.uk)

**Cc:** [andrew.cox@lloydbore.co.uk](mailto:andrew.cox@lloydbore.co.uk); [stuart.hubert@lloydbore.co.uk](mailto:stuart.hubert@lloydbore.co.uk); [david.smith@lloydbore.co.uk](mailto:david.smith@lloydbore.co.uk);



[Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Subject:** RE: LVIA for Prince's Parade, Hythe

Samuel

Further to your e-mail dated 14<sup>th</sup> June 2016 I would like to invite Lloyd Bore to submit a fee proposal for a Landscape and Visual Impact Assessment (LVIA) for the Princes Parade Development. Please find attached a project brief. I look forward to receiving your proposal. Please call me if you wish to discuss further.

Regards

David Shore

Strategic Development Projects Manager

t: 01303 853459

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**From:** Samuel Durham [<mailto:samuel.durham@lloydbore.co.uk>]

**Sent:** 14 June 2016 12:47

**To:** [Dave.Shore@shepway.gov.uk](mailto:Dave.Shore@shepway.gov.uk); [Andy.Jarrett@shepway.gov.uk](mailto:Andy.Jarrett@shepway.gov.uk)

**Cc:** Andrew Cox; Stuart Hubert; David Smith

**Subject:** LVIA for Prince's Parade, Hythe

REFERENCE EML-OUT/9999/20160614-123407-204

Dave / Andy,

I noted during our inception meeting that you are yet to appoint a consultant to produce an LVIA for the Prince's Parade site.

As you may already be aware, this is a service that Lloyd Bore offer and have an excellent reputation in delivering.

Please let me know if you would like us to provide a fee proposal for the LVIA.

I have copied in our Principal Landscape Architect, Stuart Hubert and our Head of Landscape, Andy Cox.

If you would like to discuss the LVIA requirements further, Stuart has said that he would be happy to advise.

It would be great to extend our scope of works on this project and with Shepway in general.

Kind regards,

--

**Samuel Durham BSc (Hons) ACIEEM**

Senior Ecologist



Lloyd Bore Ltd.

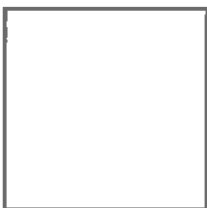
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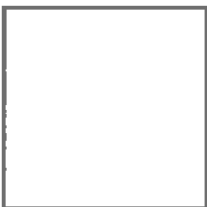
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