



Agenda

Meeting: **Cabinet**
Date: **14 November 2018**
Time: **5.00 pm**
Place: **Council Chamber - Civic Centre Folkestone**

To: **All members of the Cabinet**

All Councillors for information

The cabinet will consider the matters listed below on the date and at the time and place shown above. The meeting will be open to the press and public.

This meeting will be webcast live to the council's website at <https://folkestone-hythe.public-i.tv/core/portal/home>. Although unlikely, no guarantee can be made that Members of the public in attendance will not appear in the webcast footage. It is therefore recommended that anyone with an objection to being filmed does not enter the council chamber.

1. **Apologies for Absence**

2. **Declarations of Interest**

Members of the Council should declare any interests which fall under the following categories. Please see the end of the agenda for definitions*:

- a) disclosable pecuniary interests (DPI);
- b) other significant interests (OSI);
- c) voluntary announcements of other interests.

3. **Minutes (Pages 5 - 10)**

To consider and approve, as a correct record, the minutes of the meeting held on 17 October 2018.

Queries about the agenda? Need a different format?

Contact Jemma West – Tel: 01303 853369
Email: committee@folkestone-hythe.gov.uk or download from our
website
www.folkestone-hythe.gov.uk

4. **Councillors Access to Information (Pages 11 - 16)**

This report provides a summary on the issue relating to a Member's right to access Council documents and information, and in particular to access legal advice and commercially sensitive information. This report outlines the findings of the Task Group (established by the Leader) who were instructed to discuss and investigate the above issue.

5. **Otterpool Park Garden Town - Update (Pages 17 - 24)**

This report considers the option for securing further parcels of land within the site of the proposed Otterpool Park Garden Town.

6. **Core Strategy Review - report on Regulation 18 Consultation and draft Regulation 19 plan (Pages 25 - 262)**

This report provides more detail on the consultation on the Core Strategy Review (Regulation 18) document, the changing national planning policy context and further evidence work being undertaken. The report sets out the draft Core Strategy Review (Regulation 19) document and outlines the main changes from the previous version. Cabinet is asked to agree the Core Strategy Review (Regulation 19) plan prior to consultation and submission.

7. **Sandgate Design Statement Review 2018 (Pages 263 - 330)**

Sandgate Parish Council has reviewed and updated the Sandgate Design Statement. The original Design Statement was adopted by the District Council in June 2013 as a Supplementary Planning Document (SPD). Although the revisions are generally minor, the Statement will need to be subject to public consultation as a number of the policies have been changed.

8. **Fees and Charges 19/20 (Pages 331 - 362)**

This report focuses on the proposed fees and charges for 2019/20 which will contribute towards meeting the council's 2019/20 budget objectives and Medium Term Financial Strategy.

The Council's Fees and Charges Policy was revised and agreed by Cabinet on 15 November 2017 (Report C/17/54).

9. **Budget Strategy 2019/20 (Pages 363 - 384)**

This Budget Strategy sets out the guidelines for preparing the 2019/20 Budget. It supports the Corporate Plan and aligns with the direction and objectives of the Medium Term Financial Strategy (MTFS).

The Budget Strategy takes account of current and future financial issues, sets out the underlying assumptions and initial budget-setting proposals

and provides a timetable for delivering a balanced budget in 2019/20.

10. Folkestone & Hythe District Council - Communications and Engagement Strategy 2018-23 (Pages 385 - 410)

Report C/18/41 The draft Communications and Engagement Strategy 2018-23 outlines how the Council will use communications to build a stronger reputation, involve and inform residents, engage effectively with stakeholders and improve customer satisfaction.

11. Public Spaces Protection Order (PSPO) - approval to consult (Pages 411 - 436)

The current public space protection order (PSPO) declared by the Council is due for replacement on 19th June 2019. Members have previously been informed of the process and work underway to create bespoke PSPOs that will help to tackle more specific issues of antisocial behaviour affecting parts of the District. The process as required by the Antisocial Behaviour Act 2014 requires us to carry out consultation and this report introduces the consultation document and feedback survey that will be sent to stakeholders and residents and the format that will take. Members are asked for approval to consult.

*Explanations as to different levels of interest

(a) A member with a disclosable pecuniary interest (DPI) must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares a DPI in relation to any item must leave the meeting for that item (unless a relevant dispensation has been granted).

(b) A member with an other significant interest (OSI) under the local code of conduct relating to items on this agenda must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares an OSI in relation to any item will need to remove him/herself to the public gallery before the debate and not vote on that item (unless a relevant dispensation has been granted). However, prior to leaving, the member may address the meeting in the same way that a member of the public may do so.

(c) Members may make voluntary announcements of other interests which are not required to be disclosed under (a) and (b). These are announcements made for transparency reasons alone, such as:

- membership of outside bodies that have made representations on agenda items, or
- where a member knows a person involved, but does not have a close association with that person, or
- where an item would affect the well-being of a member, relative, close associate, employer, etc. but not his/her financial position.

Voluntary announcements do not prevent the member from participating or voting on the relevant item

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Minutes

Cabinet

Held at:	Council Chamber - Civic Centre Folkestone
Date	Wednesday, 17 October 2018
Present	Councillors John Collier, Alan Ewart-James, Rory Love, David Monk and Dick Pascoe
Apologies for Absence	Councillors Mrs Ann Berry, Malcolm Dearden, David Godfrey, Mrs Jennifer Hollingsbee and Stuart Peall
Officers Present:	Amandeep Khroud (Assistant Director), Tim Madden (Corporate Director - Customer, Support and Specialist Services), Jamie Naylor (Senior Information Officer), Andrew Rush (Corporate Contracts Manager), Charlotte Spendley (Assistant Director) and Jemma West (Senior Committee Services Officer)
Others Present:	Andy Conlan (Grant Thornton UK)

NOTE: All decisions are subject to call-in arrangements. The deadline for call-in is Friday 26 October 2018 at 5pm. Decisions not called in may be implemented on Monday 29 October 2018.

31. **Declarations of Interest**

There were no declarations of interest at the meeting.

32. **Minutes**

The minutes of the meeting held on 12 September 2018 were submitted, approved and signed by the Chairman.

33. **Annual Audit Letter 2017/18**

The report considered Grant Thornton's Annual Audit Letter which summarised the findings from the 2017/18 audit.

Andy Conlan of Grant Thornton was present during the consideration of this report.

Proposed by Councillor Monk,
Seconded by Councillor Love; and

RESOLVED:

- 1. That report C/18/37 be received and noted.**
- 2. That Grant Thornton's Annual Audit Letter 2017/18 be noted.**

(Voting figures: 5 for, 0 against, 0 abstentions).

REASONS FOR DECISION:

The council is required to receive and note the findings and summary of Grant Thornton's annual assessment of the Council. The report was also considered by the Audit and Governance Committee on 26 September 2018.

34. Treasury Management monitoring report 2018/19

The report provided an update on the council's treasury management activities that have taken place during 2018/19 against the agreed strategy for the year. The report also provided an update on the treasury management indicators approved by Council earlier this year.

The report had also been considered by the Overview and Scrutiny Committee at their meeting on 16 October 2018. The minutes of their meeting had been circulated to Cabinet Members prior to the meeting.

Proposed by Councillor Monk,
Seconded by Councillor Pascoe; and

RESOLVED:

That report C/18/34 be received and noted.

(Voting figures: 5 for, 0 against, 0 abstentions).

REASONS FOR DECISION:

Both the CIPFA Code of Practice on Treasury Management and the Council's Financial Procedure Rules require Members to receive a report on the Council's treasury management activities during the year.

35. Medium Term Financial Strategy 2019/20 to 2022/23

The Medium Term Financial Strategy (MTFS) is the Council's key financial planning document. It puts the financial perspective on the council's Corporate Plan priorities, expressing the aims and objectives of various plans and strategies in financial terms over the four year period ending 31st March 2023. It covered both revenue and capital for the General Fund and the Housing Revenue Account. Also included were the Council's reserves policies. The MTFS is a key element of sound corporate governance and financial management.

The report had also been considered by the Overview and Scrutiny Committee at their meeting on 16 October 2018. The minutes of their meeting had been circulated to Cabinet Members prior to the meeting.

Proposed by Councillor Monk,
Seconded by Councillor Ewart-James; and

RESOLVED:

1. That Report C/18/36 be received and noted.
2. That it be recommended to Full Council that the Medium Term Financial Strategy, as appended to the report, be adopted.

(Voting figures: 5 for, 0 against, 0 abstentions).

REASONS FOR DECISION:

- (a) The MTFS is the council's key financial planning document.
- (b) The strategy defines the financial resources needed to deliver the council's corporate objectives and priorities and covers the financial implications of other key strategies.
- (c) The council needs to be able to carry out an early assessment of the financial implications of its approved policies and strategies and also external financial pressures facing the authority to ensure that it has robust budgeting and remains financially viable.

36. **Street naming and numbering Policy**

The report provided an update on the Street Naming and Numbering policy which was adopted in April 2017, and made suggestions for potential improvements to assist with the running of the service.

Members of the Cabinet raised various concerns relating to the policy, and suggested that the policy be referred back for further discussions to take place with the Cabinet Member for Transport and Commercial.

Proposed by Councillor Love,
Seconded by Councillor Pascoe; and

RESOLVED:

1. That report C/18/38 be received and noted.
2. That the Street Naming and Numbering policy be referred back to Cabinet following further discussions with the Cabinet Member for Transport and Commercial to iron out anomalies in the policy mentioned during this Cabinet meeting and taking into account local practises .

(Voting figures: 5 for, 0 against, 0 abstentions).

REASON FOR DECISION

The implementation of the policy has been a success and of great use in the management of the street naming and numbering service. Areas for

improvement have been identified; adopting them will assist the department in providing the best possible service to customers and the wider district.

37. Waste and Street cleansing project 2021

The report provided an update on the Waste 2021 Project now that the options appraisal stage of the project had been completed. The report set out recommendations about the future collection scheme and how the service could be delivered.

Proposed by Councillor Monk,
Seconded by Councillor Love; and

RESOLVED:

1. That report C/18/35 be received and noted.
2. That the following recommendations be approved: –
 - a. FHDC continue with the same refuse collection methodology/scheme as presently implemented across the district when the new service arrangements start in 2021. Food will be collected in a separate dedicated vehicle for the recycling round.
 - b. That FHDC proceed with the procurement of the next waste, recycling and refuse collection contract to be placed with an outsourced service provider and to be operational from the end of the current contract on 15/01/21.
 - c. That FHDC continue to work in partnership with DDC for the provision of a joint contract waste, recycling and refuse collection contract and joint client management team.
 - d. That an options appraisal exercise be completed to consider the operational costs, risks and benefits of insourcing the street cleansing service.
 - e. That the Corporate Director for Place and Commercial be authorised to negotiate and conclude with KCC a new performance payment mechanism to operate from 2021 that takes into account the current level of payments and the need to incentivise improving recycling rates.
 - f. That the Corporate Director for Place and Commercial be authorised to continue to engage with KCC and other East Kent Authorities to seek improvements to the waste infrastructure in particular the transfer station arrangements.
 - g. That a project budget of £100K be established to cover additional consultancy support notably preparation of the new contract specification, new contract and new partnership agreements.

(Voting figures: 5 for, 0 against, 0 abstentions).

REASONS FOR DECISION:

- a) The options appraisal exercise has been completed and has identified the next steps in order to progress the project.

- b) Due to the lead in times for procurement, the project needed to advance to the procurement and delivery stages in order to have the new service arrangements in place for January 2021.

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This report will be made public on 6 November 2018.

Report Number **C/18/50**

To: Cabinet
Date: 14 November 2018
Status: Non - key Decision
Corporate Director: Tim Madden - Corporate Director for Customer, Support, and Specialist Services

Cabinet Member: Councillor David Monk, Leader of the Council
Councillor Russell Tillson – Chairman of the Task Group

Subject: Councillors Access to Information

SUMMARY:

This report provides a summary on the issue relating to a Member's right to access Council documents and information, and in particular to access legal advice and commercially sensitive information. This report outlines the findings of the Task Group (established by the Leader) who were instructed to discuss and investigate the above issue.

REASONS FOR RECOMMENDATIONS:

During a Full Council meeting held on 19 September 2018, the UKIP group raised the following issue as opposition business – *"Councillors of F&HDC have a right to inspect any document in order to make informed decisions. Previously information has been denied to us and we wish bring this to the attention of Full Council for debate"*.

It was resolved during this meeting that the item be referred to Cabinet or relevant Overview and Scrutiny Committee, as the case may be for their observations before deciding whether to make a decision on the issue.

RECOMMENDATIONS:

- 1. To receive report C/18/50.**
- 2. That the Assistant Director – Governance, Law and Regulatory Services be instructed to prepare a guidance note on this issue for the benefit of Councillors**
- 3. For a report on the matter to be prepared for Council.**

1. BACKGROUND

Following the Full Council meeting on 19 September 2018 the Leader established a Task Group to explore this issue. Councillor Tillson (Chairman of the Task Group), Councillor Owen and Cllr Laws were appointed as members of the Task Group. Susan Priest (Head

of Paid Service) and Amandeep Khroud (Assistant Director – Governance, Law and Regulatory Services) also attended the Task Group meetings. The Head of Paid Service and the Chairman of the Task Group requested independent legal advice be sought on this issue.

The Task Group met and discussed the legal advice received. The contents of the legal advice are reproduced below.

LEGAL POSITION

Common law position

There is a general principle at common law that Members have the right to have access to any document held by the Council where that access is reasonably necessary to enable the Member to discharge their functions as a Member effectively.

In order to exercise the right, the Member must specify the documents that they wish to see, and clearly state the reason why they consider that they need to have access to the document in order to be able to discharge their functions as a Member.

It is important to note that a Member cannot simply demand access to documents without giving such explanation. Members are unable to go on a fishing expedition in the hope of finding something relevant or of interest.

The 'need to know' principle is set out in case law. It is important to take note of the following points:

- The right is limited to those documents which the Member might reasonably need to enable them to properly discharge their functions as a Member. It is not an unlimited right: *R v Barnes ex p Conlan* [1938];
- In order to exercise the right, the Member must specify the documents which they wish to see, and clearly state the reason why they consider that they need to have access to the document in order to be able to discharge functions as a Councillor. A Councillor cannot simply demand access to files or documents without giving such explanation, *R v Lancashire Police Authority ex p. Hook* [1980]; and
- The extent of the right will vary according to the individual Member's responsibilities within the authority. A Member generally has a right of access to all information and material in the possession of the Council which relates to the business of any Committee on which the Member serves. A member also has the right to information pertaining to a Committee of which they are not a member, providing they can establish that such access is *necessary* for the proper discharge of their duties as a Member, but in such a case they have no automatic right of access *R v Birmingham City Council ex p. O* [1983].

Legislative position

Legislation and regulations also set out access rights of Members to certain documents held by the Council:

The right to see papers relating to a non-executive Committee to which the Member does not belong is set out in section 100F of the Local Government Act 1972 ("the 1972 Act"), which grants access to any document in the possession or under the control of the Council containing material relating to any business *to be transacted* at a meeting of the Council or a Committee, unless that document discloses exempt information. Exempt information is

defined under Part 1 of Schedule 12A of the 1972 Act as being information falling within one of the following categories:

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes:
 - a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Section 100F(2A) of the 1972 Act does however require the document to be open to the Member for inspection if it is information falling within:

- (a) paragraph 3 above (except to the extent that the information relates to any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract); or
- (b) paragraph 6 above.

Regulation 16(1) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (SI 2012/2089) ("the 2012 Regulations") contains a very similar provision to that contained in section 100F of the 1972 Act, but which instead relates to documents *"in the possession or under the control of the executive"* containing *"material relating to any business to be transacted at a public meeting."*

It is to be noted that the above rights of access apply only to documents relating to business to be transacted at a meeting, so for example there needs to be an item on an agenda to be considered at a future committee meeting, and to which the document relates.

Regulation 16(3) of the 2012 Regulations contains a post decision right of access to documents in the possession or under the control of the Executive and which contain material relating to business transacted, or decisions made by individual Members or Officers under executive arrangements.

Again, both of the above rights of access under the 2012 Regulations are qualified in that they do not extend to information which is 'exempt' information defined under Part 1 of Schedule 12A of the 1972 Act, except for exempt information falling within:

- (a) paragraph 3 above (except to the extent that the information relates to any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract); or
- (b) paragraph 6 above.

Regulation 17 of the 2012 Regulations provides an additional right of access to documents for members of Overview and Scrutiny Committees which are in the possession or under the control of the executive and that contain material relating to business transacted, or decisions made by individual Members or Officers under executive arrangements. This right does not in any circumstance extend to a document containing advice by a political advisor or assistant, and only extends to exempt information where that information is relevant to:

- (a) an action or decision that that member is reviewing or scrutinising; or
- (b) any review contained in any programme of work of such a committee or sub-committee of such a committee.

The process requires a member of an Overview and Scrutiny Committee to request a document which falls within the above provisions, then the executive must provide that document as soon as reasonably practicable and in any case no later than 10 clear days after receipt of the request. Where the executive determines that a member of an Overview and Scrutiny Committee is not entitled to a copy of a document (or part) because it does not fall within the scope of the requirements above, it must provide the Overview and Scrutiny committee with a written statement setting out its reasons for that decision.

Members are also able to exercise the rights of access afforded to any person under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, however there are a number of exemptions/exceptions to disclosure of certain types of information or in certain circumstances set out within the same. It is also to be noted that any disclosure under these pieces of legislation is to the world at large, and not just the applicant.

With specific reference to legal advice (this includes all advice received from a Barrister or Solicitor including email correspondence and letters), this is subject to legal professional privilege (LPP), which is set out as one of the categories of 'exempt information' under Part 1 of Schedule 12A of the 1972 Act as outlined above. Notwithstanding the 1972 Act, LPP is a fundamental principle of English law and is necessary to protect confidential communications between lawyers and clients, which helps to ensure complete fairness in legal proceedings. Disclosure of legal advice more widely than is necessary weakens the application of LPP and increases the risk that the advice will lose its protection, putting the Council at significant disadvantage both in terms of any potential proceedings, regulatory matters or legal issues to which the advice relates, and in relation to the Council's ability to be able to seek appropriate advice confidentially and in the best interests of the Council and its constituents in the future.

The Council is already subject to transparency and openness requirements and the law is very clear in terms of Members' rights of access to information. Parliament and the Courts have recognised those situations where a Member has a necessary right of access, and that the right to access is not absolute.

The Monitoring Officer has reviewed the constitution and is satisfied that the constitution reflects the legal position on this issue. If Cabinet agrees the recommendation for a separate guidance note to be prepared, this document will make appropriate cross-reference to various entries in the Constitution. This guidance note will be circulated to all Members.

2. RISK MANAGEMENT ISSUES

A summary of the perceived risks is as follows: -

Perceived risk	Seriousness	Likelihood	Preventative action
The issue relating to Members access to information being unclear	Medium	Low	The Council should prepare and circulate a guidance note on this issue for the benefit of all Councillors

3. LEGAL / FINANCIAL AND OTHER CONTROLS / POLICY MATTERS

- 3.1 Legal Officer's Comments (AK):
The legal issues are addressed in the body of the report.
- 3.2 Finance (CS):
There are no financial implications arising from this report.
- 3.3 Diversities and Equalities Implications (AK):
There are no diversity or equalities issues arising from this report.

4. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officers prior to the meeting.

Amandeep Khroud
Assistant Director – Governance, Law and Regulatory Services
Telephone: 01303 853253
Email: amandeep.khroud@folkestone-hythe.gov.uk

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This Report will be made public on 6 November 2018.



Report Number **C/18/44**

To: Cabinet
Date: 14 November 2018
Status: Key Decision
Head of service: Andy Jarrett, Chief Strategic Development Officer
Cabinet Members: Councillor David Monk, Leader of the Council,
Councillor Dick Pascoe, Property Management and Environmental Health,
Councillor Malcolm Dearden, Finance.

SUBJECT: OTTERPOOL PARK GARDEN TOWN - UPDATE

SUMMARY: This report considers the option for securing further parcels of land within the site of the proposed Otterpool Park Garden Town.

REASONS FOR RECOMMENDATIONS:

Cabinet are asked to consider the recommendations in order to request council to authorise additional borrowing and to enable, subject to council approval of the budget, acquisitions to proceed and to enable the project to be taken to the stage where development can commence.

RECOMMENDATIONS:

1. To receive and note report C/18/44.
2. To recommend to full council that it borrows an additional £10 million to enable the council to purchase land for the Otterpool Garden Town project and to progress the scheme to the point where development can commence.
3. Subject to the council approving the additional borrowing recommended above to authorise the Corporate Director - Place and Commercial in consultation with the Leader of the Council, the Cabinet Member for Finance and the Cabinet Member for Property Management and Environmental Health to acquire property in the Otterpool Park Garden Town area.

1. BACKGROUND

- 1.1 On 18 July 2018 cabinet resolved to authorise the purchase or enter into options in respect of certain properties adjoining the A20 at Newingreen in order to facilitate the development of Otterpool Park Garden Town (minute 20 and report C/18/19).
- 1.2 Since then, further masterplanning work suggested acquisition of an additional property adjoining the A20 has become necessary to deliver the new road connection. The cost of this can be covered from within the existing approved £3 million budget. In accordance with the previous authorisation (minute 20.2 c) the Head of Strategic Development Projects (now the Chief Strategic Development Officer) after consulting the Leader has entered into negotiations to purchase the property.
- 1.3 This report, for the reasons explained below, recommends the purchase of additional properties over and above those already authorised.
- 1.4 In addition, since the decision on 18 July 2018 it has become apparent that in order to progress the development monies will need to be made available to deliver the garden town and at this stage specifically to enable the scheme to progress to the point where development can commence. Expert advice will need to be obtained a wide range of issues, including the provision of infrastructure and utilities.

2. FURTHER PURCHASES

- 2.1 The decision of the cabinet on 18 July 2018 (above) and the subsequent decision to buy the additional property mentioned in paragraph 1.2 means the council will purchase the most vital areas of land. However, for the reasons set out below, it is considered that the further purchases should be made to facilitate the development of the garden town and to secure the land / properties. It should be appreciated that the majority of properties will not be needed by the council for 8 – 10 years, nevertheless it is considered that authority should be given for officers to acquire appropriate land and buildings.
- 2.2 The arguments in favour of securing further land now and granting delegated powers to acquire land can be summarised as follows: -
 - The owners' lives have been disrupted through the council's plans and through no fault of their own; many of them have found the uncertainty upsetting and feel it has left them unable to plan their future. As stated above in some cases the properties will not be needed for 8 – 10 years, although the properties are not blighted in any statutory sense the council's plans may make it more difficult for them to sell. It is a matter of fairness that the council should enable them to "get on with their lives".
 - Whilst the properties immediately essential for the development of the town have been identified already, acquisition of further properties will make the

development easier, for example in relation to the proposed secondary school.

- Securing further land is contemplated in the initial collaboration agreement with Cozumel Estates Ltd.
- It will avoid having some properties surrounded by new development which will look incongruous.
- Delegated powers will enable speedier decisions to be made on the acquisition of properties that become available for purchase. It should be appreciated that the council will receive a rental income from the properties. It is unlikely this income will cover all the costs of borrowing and managing the properties however it will mean that some of these costs are offset.
- In the long run the costs should be neutral, as the value of the property will be retained and it can ultimately be re-sold if for any reason development did not take place (assuming purchase is at market rate).

2.3 The contrary arguments are: -

- If the council acquires properties this will entail further borrowing.
- The rental income may not cover the borrowing costs albeit that some will be offset.
- There will be certain costs involved in managing the properties.
- Some works may need to be undertaken to put some of the properties in a condition where they can be rented out.
- The properties may not be needed for 8 – 10 years.

2.4 Whilst there are undoubted risks in acquiring additional properties and various pros and cons which are set out above, it is considered that the arguments in favour of embarking on a process of securing property now further the council's objectives of developing the garden town to such an extent that the advantages in doing so outweigh the disadvantages. It should be noted that the balancing of the risks are not financially driven.

2.5 As indicated above the Council will wish to obtain some return on the properties. Non – residential properties can be let out on agricultural or business tenancies. So far as the residential properties are concerned the advice the council has received is that it could let them out through either a company or offer non – secure tenancies itself.

2.6 As far as which approach to take is concerned the council letting out the residential properties on non – secure tenancies would be the simplest. In both scenarios the costs of managing the properties would be the same. The formation of a company would entail additional work on its formation,

governance and relationship with the council. There would undoubtedly be costs in setting it up and servicing it. As it would be formed merely to hold the land pending the development the company itself would have a finite life. As the council is able to let out residential properties on non-secure tenancies where it holds those properties pending development of the land then the extra costs and complications of forming a company do not appear to be justified, indeed it is difficult to see what advantages there would be.

2.7 A further possibility would be for the council to transfer the properties to Oportunitas to let them out. Whilst this would avoid the expenses in forming a new company there are no advantages in using the company, indeed there are disadvantages. The properties will be eventually transferred to the joint venture and the use of the company would add an additional level of complexity to the transaction and would also reduce the flexibility of the Council in the setting up of any joint venture. In respect of the properties already acquired this would mean in effect that stamp duty land tax would be paid twice. The only way to avoid this would be for the shares in Oportunitas to be acquired by the joint venture. This would in reality entail the winding up of Oportunitas in its present form.

2.8 The houses will be acquired under S227 Town and Country Planning Act 1990 (as amended) for the purposes of development and not for the provision of housing accommodation. Consequently the houses will be managed separately from the council's social housing stock (which they will not form part of) and there will be no implications for the housing allocations policy. Non – secure tenancies are not subject to 'Right to Buy' legislation.

2.9 There are obviously some risks to purchasing the properties at this stage and there will be costs involved in maintaining / improving and managing them. It is envisaged that the dwellings will be managed on behalf of the council by a private agent in the same way that the properties of Oportunitas are managed.

3. THE NEED FOR EXTERNAL ADVICE

3.1 A project of the complexity, scale and novelty of Otterpool Park Garden Town will involve a team made up both of council officers and external consultants. Aside from financial and legal issues, advice will need to be sought on a wide range of issues e.g. utilities, infrastructure, and transport.

3.2 In addition it will be necessary to engage with statutory and other bodies some of whom will require payment before entering into discussions about the development.

3.3 Consequently, whilst officers will attempt to keep expenditure to a minimum, further costs are inevitable and so the sum requested does include an element of the amounts necessary to get the scheme to the point where development can commence.

4. COSTS AND PROCESS

- 4.1 To enable the council to secure the land it needs to and enable the project to proceed to the stage where development can commence it is estimated it will cost in the region of a further £10 million pounds over that already approved. Obviously not all of this would be spent at once and officers would attempt to reduce the total cost as much as possible whilst treating the owners fairly. Indeed not all of this money may be needed – it allows for contingency for any unforeseen additional land or property that the council needs to acquire to deliver the project.
- 4.2 Consequently it is recommended that the council be requested to authorise additional borrowing for £10 million to fund purchase of land for the Otterpool Park Garden Town and to enable the scheme to proceed to the point where development can commence.
- 4.3 As already outlined in the report, the financial implications of the proposed additional £10m investment in the Otterpool scheme are not fully known at this stage. However, indicatively, the annual interest cost of borrowing a further £10m will be about £250,000 in a full year. The full financial implications from the council's total investment in the Otterpool scheme will continue to be carefully monitored and reported to Council in accordance with agreed financial procedures.
- 4.4 If the budget is authorised by the council it is suggested that authority to authorise the acquisition of individual plots be delegated to the Corporate Director - Place and Commercial in consultation with the Leader of the Council, the Cabinet Member for Finance and the Cabinet Member Property & Environmental Health prior to authorising any purchase a report will be produced for the decision taker setting out the financial consequences of any particular purchase.

5. RISK MANAGEMENT ISSUES

- 5.1 The risks are summarised below:

Perceived risk	Seriousness	Likelihood	Preventative action
Income from rent does not meet borrowing costs/ rent fluctuates over time	medium	medium	Ensure that the costs are offset as much as possible by effective management of the properties. Consider capitalizing the borrowing costs as part of the council's overall investment in the Otterpool scheme.
Value of property is blighted if the council wanted	medium	low	Continue to rent out properties until the market picks up

to sell, or recession affects values			
Value of property and investment not recognised in transfer to a future Joint Venture	medium	low	Ensure negotiations on JV take proper account of the value of any property assets and advice taken on most tax efficient way to transfer land

6. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

6.1 Legal Officer's Comments (NE)

There are no legal implications arising directly from this report but Legal will continue to seek external legal advice on any complex issues as and when needed.

6.2 Finance Officer's Comments (LW)

The key financial implications from the proposed additional investment are covered in the body of the report. The proposed additional borrowing to meet the capital investment can be contained within the council's existing authorised borrowing limit of £90m. It is anticipated the increase in the council's Capital Financing Requirement from the borrowing will be offset over time by future receipts from the project itself and is in accordance with the approved Minimum Revenue Provision policy. Consideration will need to be given to adopting a policy to capitalise borrowing costs for the council's overall investment in this scheme to help mitigate the revenue impact arising from it during the development phase.

6.3 Diversities and Equalities Implications

No equalities and diversities implications.

7. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting:

Andy Jarrett, Chief Strategic Development Officer

Telephone:

Email: andy.jarrett@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

None

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This Report will be made public on 6 November 2018



Report Number **C/18/49**

To: Cabinet
Date: 14 November 2018
Status: Key Decision
Head of service: Sarah Robson, Assistant Director – Strategy, Performance and Communications
Cabinet Member: Cllr John Collier, Cabinet Member for the District Economy

SUBJECT: CORE STRATEGY REVIEW – REPORT ON REGULATION 18 CONSULTATION AND DRAFT REGULATION 19 PLAN

SUMMARY:

This report provides more detail on the consultation on the Core Strategy Review (Regulation 18) document, the changing national planning policy context and further evidence work being undertaken. The report sets out the draft Core Strategy Review (Regulation 19) document and outlines the main changes from the previous version. Cabinet is asked to agree the Core Strategy Review (Regulation 19) plan prior to consultation and submission.

REASONS FOR RECOMMENDATIONS:

Cabinet is asked to agree the recommendations set out below in order to allow progress to be made on the submission and examination of the Core Strategy Review to ensure that the council has an up-to-date local plan framework to meet current development needs.

RECOMMENDATIONS:

1. To receive and note report C/18/49 ;
2. To give delegated authority to the Assistant Director, Strategy Performance and Communications in consultation with the Cabinet Member for the District Economy to make any amendments that may be necessary to the Core Strategy Review Submission Draft (Regulation 19) document prior to the submission consultation to reflect:
 - a) Updates to supporting evidence, including the findings of the Sustainability Appraisal, Habitats Regulations Assessment and the work outlined in Section 9 of this report; and
 - b) Any further changes to government planning policy, including the methodology for housing provision; and
 - c) The results of further checking and proof-reading for the purpose of improving clarity and consistency and updating factual information; and

- d) Minor updates to maps, figures and diagrams;**
- 3. To agree the Submission Draft Core Strategy Review (Regulation 19) document for public consultation subject to recommendation 2 above; and**
 - 4. To approve the submission of the Submission Draft Core Strategy Review (Regulation 19) document to the Secretary of State for Housing, Communities and Local Government following the end of the consultation period.**

1. INTRODUCTION

- 1.1 The planning policy team has been preparing a review of the 2013 Core Strategy, following the completion of an updated Strategic Housing Market Assessment (SHMA) for the district in 2016/17, which showed an increased need for housing of 633 new homes a year. The updated plan will guide development throughout the district for the period from 2018/19 to 2036/37. A first draft of the Core Strategy Review (Regulation 18 version) was put out for public consultation earlier this year.
- 1.2 Following the consultation the planning policy team has been assessing the consultation comments and preparing revisions to the plan. If agreed by Cabinet, the revised Core Strategy Review (Regulation 19 version) will be consulted on for a minimum six week period before being submitted to the Secretary of State for independent examination.
- 1.3 This report provides more detail on the consultation, the changing context and further evidence work and outlines the main changes proposed in the Regulation 19 version of the plan.

2 REGULATION 18 CORE STRATEGY REVIEW CONSULTATION

- 2.1 The Regulation 18 version of the Core Strategy Review established a higher target for housing provision from the 2013 plan, following the evidence of the council's Strategic Housing Market Assessment, which indicated a need for 633 new homes a year. To meet this higher target, four new policies were drafted proposing a new garden settlement in the North Downs Area (policies SS6-SS9), promoted as Otterpool Park, alongside a revised policy proposing further expansion at Sellindge (policy CSD9). Relevant changes were made to the accompanying text and general policies. Other policies were left largely unchanged from the 2013 plan.
- 2.2 The plan was consulted on between 29 March and 18 May 2018. The consultation was publicised through social media and a series of exhibitions and meetings were held throughout the district. In total 746 comments were received from 109 individuals and organisations. All sections and policies attracted comments, including those left unchanged from the 2013 plan.¹
- 2.3 Most comments raised objections with the plan's proposals. Frequently raised concerns were that:
 - The district's infrastructure cannot cope with growth (water supply, highways, health and education were frequently raised);
 - The level of development would not address local needs and new homes would not be affordable for local people;

¹ **Appendix 1** to this report provides a summary of the consultation comments by chapter and policy. Comments are available to read in full on the council's consultation portal at: http://shepway-consult.objective.co.uk/portal/core_strategy/core_strategy_review/core_strategy_local_plan_review?tab=list

- The level of affordable housing sought from new developments should remain at 30 per cent, as developers too often reduce the affordable housing they provide on the grounds of viability;
 - The focus should be on regenerating Folkestone rather than providing a new town and the new town proposals would draw investment away from struggling areas; and
 - The district's heritage is under threat.
- 2.4 Frequently raised concerns relating to the new garden settlement (policies SS6-SS9) were that:
- Proposals would harm the Kent Downs Area of Outstanding Natural Beauty and would urbanise the area between Ashford and the coast;
 - Local infrastructure cannot cope with the level of development; and
 - Insufficient attention has been provided to retail and employment provision and the social dimension.
- 2.5 Frequently raised concerns relating to proposals for Sellindge (policy CSD9) were that:
- Local infrastructure cannot cope with the level of development;
 - Local people feel that the development is being imposed on them and proposals do not follow the previously agreed masterplan for Sellindge; and
 - Sellindge needs a bypass; this should be provided as part of the garden town proposals.
- 2.6 The planning policy team has been assessing the comments and preparing responses. When finalised, tables will be published summarising the comments, the council's response and any amendments to the plan that have been made as a result. These materials will be published alongside the revised version of the Core Strategy Review when the Regulation 19 consultation begins.
- 2.7 Before outlining the proposed amendments to the plan (section 10), the following sections (3 to 9) highlight some key considerations for the next stages of the Core Strategy Review.

3 ALTERNATIVE SITE SUBMISSIONS

- 3.1 As part of the consultation on the Regulation 18 Core Strategy Review, landowners, developers and agents were invited to submit sites for the district council to consider for inclusion in the Regulation 19 plan (a "call for sites"). The call for sites was directed at strategic sites (250 or more homes) to identify reasonable alternatives to those allocated in the plan, however, in practice a range of different sizes of site were put forward.
- 3.2 Nine sites were put forward. Some of these representations related to allocated sites and sought an alternative policy approach to that set out in the plan. The sites were:
- Etchinghill Nursery, Etchinghill;

- Booker Wholesale, Park Farm Industrial Estate, Folkestone;
 - Three Acre Estate, Park Farm Industrial Estate, Folkestone;
 - Five Acre Estate, Park Farm Industrial Estate, Folkestone;
 - Land at the Piggery, Ashford Road, Sellindge;
 - Land North of Cockreed Lane, New Romney;
 - Land North of Aldington Road, Port Lympne;
 - Land rear of Rhodes House, Main Road, Sellindge; and
 - Land at Elm Tree Farm, rear of Sellindge Primary School, Sellindge.
- 3.3 Most of these sites were already known to officers, and some had been submitted at previous stages of plan preparation for the Places and Policies Local Plan.
- 3.4 Sites were assessed for inclusion in the plan. While some may merit further consideration as part of a future review of the council's Places and Policies Local Plan, depending on the development needs identified at that time, it is considered that none of the sites present suitable alternative or additional allocations to those currently proposed in the Core Strategy Review. (**Appendix 2** sets out further detail on these site submissions.)

4 INSPECTOR'S REPORT INTO NORTH ESSEX AUTHORITIES' STRATEGIC PLAN

- 4.1 Three authorities in North Essex (Braintree District, Colchester Borough and Tendring District Councils) are working jointly on a Strategic Plan which contains proposals for three garden communities which would deliver between 29,000 and 43,000 new homes in total. The planning Inspector examining the Strategic Plan issued an interim report on 8 June 2018.²
- 4.2 The North Essex Authorities are at a less advanced stage than Folkestone & Hythe District Council in developing their proposals. Their plan contains a general policy for all three towns, followed by a specific policy for each town. Broad locations are shown on the policies map, with an indistinct edge to the allocated sites and no indicative layouts. The authorities intend to produce separate documents for each town setting out more detail.
- 4.3 Despite the differences of approach between the North Essex authorities and Folkestone & Hythe, there are a number of points raised in the Inspector's letter that have implications for the Core Strategy Review. The Inspector questioned:
- The authorities' assumptions about the early delivery of homes, citing research showing that large sites take an average of seven years from submission of a planning application to the delivery of the first homes on site and that they deliver around 170 homes a year on average³;

² See:

https://www.tendringdc.gov.uk/sites/default/files/documents/planning/Planning_Policy/North%20Essex%20Section%201%20Plan%20Inspector%27s%20Post-Hearing%20Letter%20to%20NEAs%208%20June%202018.pdf

³ Paragraphs 48-55.

- The absence of a requirement for the amount of employment land or floorspace to be provided in each town, given the authorities' aspiration to provide one job per dwelling⁴;
- The assumptions in the authorities' viability assessment regarding infrastructure costs, land purchase and interest and contingency allowances;⁵ and
- The proposals for a public-private sector partnership acting as a master-developer for the garden towns.⁶

4.4 Considering these and other matters, the Inspector found that the proposals *“are not adequately justified and have not been shown to have a reasonable prospect of being viably developed. As submitted, they are therefore unsound.”*⁷ He concluded by setting out further work that the authorities needed to undertake to rectify these deficiencies.

5 OTTERPOOL PARK PLACE PANEL

5.1 The Otterpool Park Place Panel was established to provide ‘critical friend’ advice to the planning authority as the policy framework and masterplan for Otterpool Park are taken forward.

5.2 The Panel met on 16 July 2018 to consider the policies in the Core Strategy Review. Paul Hudson, one of the panel members, is a former government Chief Planner. Joanne Cave, who chaired the Panel, is an experienced planner and urban designer who is a partner at David Lock Associates. Joanne specialises in leading complex masterplan projects from concept to development on the ground.

5.3 The panel recommended that:

- More context to proposals for the garden town should be provided;
- The proposals for the new garden town must be shown to be viable and deliverable and the housing delivery assumptions should be explained, including the role of self-build housing;
- The vehicle that will be used to deliver the garden town needs to be confirmed;
- Further clarification should be given on infrastructure phasing;
- The impact of any revised definition of affordable housing set out in the National Planning Policy Framework should be assessed;
- It should be considered how the garden town will sit within the local employment context;
- Governance should be considered in more detail. The Panel suggested that the creation of a post of community development worker and provision for a police community support officer could help foster a sense of community in the early stages of the development; and

⁴ Paragraphs 56-61.

⁵ Paragraphs 62-86.

⁶ Paragraphs 87-92.

⁷ Paragraph 130.

- The planning authority should clarify which policy requirements are expected to be demonstrated at the outline planning application and which at the reserved matters application stages.

6 NATIONAL PLANNING POLICY FRAMEWORK 2018

- 6.1 The National Planning Policy Framework (NPPF) was introduced by the coalition government in March 2012. The NPPF sets out national planning policies that local planning authorities must follow in preparing their development plans and making decisions on planning applications. Further guidance is provided online, in Planning Practice Guidance (PPG).
- 6.2 The government published a number of consultation papers setting out proposed changes to the NPPF and PPG in 2017 and 2018. The new NPPF has now been published (24 July 2018) alongside updates to the PPG.⁸ New guidance continues to be added to the PPG.
- 6.3 Regarding implementation of the new NPPF, policies in the new NPPF will apply for the purpose of examining local plans where the plans are submitted after 24 January 2019⁹. This means that the Places and Policies Local Plan will be examined under the previous NPPF and the Core Strategy Review will be assessed against the new Framework.
- 6.4 The changes in the new NPPF with the greatest implications for the Core Strategy Review are:
 - **Statements of common ground** - There is a requirement to produce statements of common ground between local planning authorities and other relevant bodies, setting out areas of agreement on cross-boundary issues¹⁰;
 - **Plan review** - Policies in development plans should be reviewed at least once every five years. Reviews should be completed no later than five years from when the plan is adopted¹¹;
 - **Tests of soundness** – Development plans must meet four ‘tests of soundness’ set out in the NPPF. The new NPPF has made one test more flexible – local planning authorities must now show that their local plan sets out “*an appropriate strategy*” rather than “*the most appropriate strategy*”¹²;
 - **Housing need** – Housing needs assessments should be undertaken using the standard national method set out in the PPG, unless exceptional circumstances justify an alternative approach¹³;
 - **Affordable housing** – A wider definition of affordable housing is given, including starter homes and discounted market sales housing; and

⁸ For National Planning Policy Framework see:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf

For Planning Practice Guidance see: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁹ National Planning Policy Framework, Ministry of Housing, Communities & Local Government, July 2018, Annex 1.

¹⁰ NPPF, paragraphs 27, 35,

¹¹ NPPF, paragraph 33.

¹² NPPF, paragraph 35.

¹³ NPPF, paragraph 60.

- **New settlements** – Previous policy on new settlements was very brief. The new NPPF expands the policy to state that settlements should be *“well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.”*¹⁴ Five considerations are set out, covering:
 - Infrastructure, economic potential and environmental gain;
 - Ensuring that the size of settlement will support a sustainable community;
 - Setting expectations covering the quality of development, such as by following Garden City principles;
 - Making a realistic assessment of the delivery of new homes, given likely lead-in times, while considering rapid implementation through joint ventures or locally-led development corporations; and
 - Considering whether it is appropriate to establish Green Belt around the development.

7 HOUSING LAND SUPPLY

- 7.1 As outlined above, the new NPPF introduces a national methodology for calculating how many homes local authorities should plan for, replacing the local assessments that councils previously undertook themselves (Strategic Housing Market Assessments), unless exceptional circumstances apply.
- 7.2 The new PPG sets out a formula for calculating housing need with two inputs, derived from data provided by the Office for National Statistics at district level:
- The latest household projections (updated every two years); and
 - The ratio between the median wage and median houseprice (known as the median workplace-based affordability ratio) (updated every year).
- 7.3 New household projections have recently been published (20 September 2018).¹⁵ For Folkestone & Hythe these indicate that over the next ten years (2018 to 2028) the number of households in the district is projected to grow from 51,000 to 56,000 (a growth of 5,000 households over the period or 500 a year).
- 7.4 The median workplace-based affordability ratio for the district (from the most recent 2017 figures) is 9.7 (that is, average house prices are 9.7 times average wages).
- 7.5 Applying these figures to the formula set out in the national methodology leads to a requirement for an average of 676 homes a year for the district or 12,845 in total for the plan period.

¹⁴ NPPF, paragraph 72.

¹⁵ See:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/2016basedhouseholdprojectionsinengland/2016basedhouseholdprojectionsinengland>

Time period	2018/19 – 2036/37	Total
Numbers of homes	19 years at 676 per year	12,845

- 7.6 This is greater than the number of homes identified in the SHMA and planned for in the Regulation 18 draft (633 new homes a year or 12,030 over the plan period). However updated housing figures and the phasing work undertaken for Otterpool Park indicate that this increased total can be met. (See **Appendix 3** – Draft Housing Trajectory.)
- 7.7 The Regulation 19 Core Strategy Review therefore sets out a revised figure of **12,845 new homes over the plan period**. This reflects the *minimum* requirement of the new national methodology.
- 7.8 However, it should be noted that the government may amend the formula to increase the housing totals local authorities need to plan for. In its response to earlier consultation on the proposals, the government stated:

“... it is noted that the revised projections are likely to result in the minimum need numbers generated by the method being subject to a significant reduction, once the relevant household projection figures are released in September 2018.

In the housing white paper the government was clear that reforms set out (which included the introduction of a standard method for assessing housing need) should lead to more homes being built. In order to ensure that the outputs associated with the method are consistent with this, we will consider adjusting the method after the household projections are released in September 2018. We will consult on the specific details of any change at that time.”¹⁶

- 7.9 At some point during the consultation or examination of the Core Strategy Review, or after the plan is adopted, the numbers of homes that the district is required to plan for may therefore change, although a transition period for the new requirement may be introduced. If the change increases the housing requirement significantly, the council will need to address this, either through modifications to the plan during the examination or through a review of the plan soon after it is adopted.

8 LIAISON WITH THE PLANNING INSPECTORATE

- 8.1 The council has been liaising with representatives from the Planning Inspectorate to get informal advice and minimise areas of risk in preparing the plan.
- 8.2 A meeting was held between a senior Planning Inspector and observing Inspector and council officers on 11 October 2018. A number of areas relevant to the Core Strategy Review were discussed, including housing land supply, the scope of the review, statements of common ground, the role of

¹⁶ See: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

neighbourhood plans and other matters. Some suggestions were made which have been incorporated into additional text in the Regulation 19 plan.

- 8.3 It was emphasised that plans should avoid unnecessary duplication of policies, including those within the NPPF¹⁷. Given that Core Strategy policy DSD: Delivering Sustainable Development largely repeats the “presumption in favour of sustainable development” found in the NPPF¹⁸, it was suggested that the council should consider whether it is necessary to retain this policy in the plan. Reflecting on this advice, it is proposed that policy DSD is deleted (see Section 10 below).

9 FURTHER WORK BEING UNDERTAKEN

- 9.1 As outlined, the Regulation 18 consultation comments, findings of the Inspector in relation to North Essex, the Place Panel report and new NPPF have raised a number of issues that need to be addressed. These have necessitated further work being undertaken to support the Core Strategy Review. In addition, the statutory process of plan-making requires the council to undertake a Sustainability Appraisal and Habitats Regulations Assessment of the Core Strategy Review that should inform the next stage of the plan’s preparation.

Employment and retail update

- 9.2 Given the findings of the Inspector regarding the aspirational jobs target in the North Essex plan, Lichfields has been commissioned to undertake an update to their earlier work on the district-wide Employment Land Review and Employment Opportunities Study for Otterpool Park.
- 9.3 This will provide more detailed evidence on the quantity of employment and retail space that should be provided in the garden settlement relative to housing delivery. This will help demonstrate that the need for future residents to travel for jobs is minimised and that residents’ retail needs can be met without harming the vitality of nearby town and village centres, within the district and in neighbouring authority areas.

Viability and deliverability

- 9.4 Given the comments of the Inspector in relation to the viability of the proposed North Essex garden towns, the time taken for the completion of the first homes and the annual rate of housing delivery, the council is working jointly with Kent County Council (KCC) to complete further supporting evidence.
- 9.5 BPS Chartered Surveyors has been commissioned by the local planning authority and KCC to undertake this work. This will provide independent evidence to show that the proposals - particularly the numbers of market and affordable homes, custom-build and self-build homes and supporting infrastructure - can be delivered at key stages of development and that the town is likely to come forward within the timescales set out in the plan.

¹⁷ Set out in the NPPF at paragraph 16, bullet point (f).

¹⁸ NPPF, paragraph 11.

Statements of Common Ground

- 9.6 Statements of Common Ground are a new requirement intended to show that local planning authorities have cooperated with their neighbours on strategic cross-boundary matters. The intention is that the statements will shorten the time needed to examine these issues at public examination, focusing scrutiny on any areas that may still be in dispute. This requirement was set out in the new NPPF (July 2018) and further guidance has recently been published on the PPG webpages¹⁹. The Core Strategy Review will be one of the first plans in the area to have to meet the requirement.
- 9.7 Work has begun on a draft Statement of Common Ground to support the Core Strategy Review, and discussions have taken place with the East Kent authorities and Kent County Council. Some preliminary work has been taken to the East Kent Chief Executives for comment. It is anticipated that a short statement, focused primarily on housing, will be agreed with the East Kent authorities. It is likely that a separate statement will be needed with Kent County Council covering its service areas.

Sustainability Appraisal and Habitats Regulations Assessment

- 9.8 Local planning authorities are required to undertake Sustainability Appraisal of their plans. Where there is a potential impact on habitats and species protected by international and European law, a Habitats Regulations Assessment must also be undertaken.
- 9.9 Land Use Consultants (LUC) undertook the assessments of the Core Strategy Review at the Regulation 18 stage and will assess the Regulation 19 stage. Their assessment will need to reflect any changes to the plan that may result from Cabinet on 14 November.

Infrastructure Delivery

- 9.10 The garden settlement should be self-sufficient regarding education, health, community, transport and other infrastructure, where necessary allowing for the expansion and improvement of nearby facilities such as secondary education and waste. Critical infrastructure, such as primary education, should be provided in the early phases of development to support investment and community development. The provision of infrastructure should be phased in a way that does not disadvantage early residents or neighbouring communities through placing additional pressure on existing infrastructure.
- 9.11 Officers have engaged with both the site promoters and representatives of statutory providers across a broad range of infrastructure items, including education, healthcare, open space and green infrastructure, flooding and transport, among other requirements. This work will identify the specific infrastructure requirements for the garden settlement, the timing for implementation against the expected rate of housing delivery and, wherever possible, the cost of delivering critical items of infrastructure and the

¹⁹ See: <https://www.gov.uk/guidance/plan-making#delivery-of-strategic-matters>

appropriate funding mechanism(s), which typically, but not exclusively include Section 106 legal agreements and Section 278 highway agreements.

- 9.12 Officers are preparing an Infrastructure Delivery Plan (IDP) that will be published as supporting evidence to the Core Strategy Review. The IDP will be a 'living' document, updated at key milestones across the implementation of the Core Strategy Review. This will ensure it remains up-to-date in the context of changing models of service provision. As development proceeds the IDP will be updated to report on critical infrastructure that has been implemented, alongside items that are to be delivered during the remaining phases of development

Summary

- 9.13 As far as possible, the preliminary results from the work outlined above have been incorporated into the Regulation 19 version to be discussed by Cabinet on 14 November. Delegated authority is sought for the Assistant Director of Strategy, Performance and Communications, in consultation with the Cabinet Member for the District Economy, to make any further amendments to the Core Strategy Review arising from the Sustainability Appraisal, Habitats Regulations Assessment or other supporting work following Cabinet.

10 SUMMARY OF PROPOSED CHANGES

- 10.1 The full text of the Core Strategy Review (Regulation 19 version) is set out in **Appendix 4**. New text is shown in red; for clarity deleted text is not shown, but deletions generally reflect areas of new text.
- 10.2 As well as changes to the policies, related changes have been made to the supporting text. In general opportunities have been taken to simplify the 2013 Core Strategy wording, shorten the supporting text and remove technical terms wherever possible.
- 10.3 A number of minor amendments are also being made to the plans and figures in the Core Strategy Review, updating information and reflecting consultation comments. A housing trajectory, showing the anticipated delivery of new homes over the plan period, will also be produced as an appendix to the plan. This will show the anticipated contributions of new homes on a year-by-year basis from: existing planning permissions; allocations in the Places and Policies Local Plan; the new garden settlement; the expansion of Sellindge; and smaller sites of one to four dwellings ('windfall' development). (A draft housing trajectory is included as **Appendix 3** to this report.)
- 10.4 Main changes from the Regulation 18 to the Regulation 19 Core Strategy Review are summarised in the table below.

Core Strategy Review – Regulation 19 Version	
Section/Policy/Page	Main changes from Regulation 18 version
Foreword	• Updated with the Cabinet Member for the District

Core Strategy Review – Regulation 19 Version	
Section/Policy/Page	Main changes from Regulation 18 version
	Economy
Section 1.1: About the Core Strategy	<ul style="list-style-type: none"> • Amendments and additions to describe the next stage of consultation • Additions to reflect new NPPF requirements
Section 1.2: About Folkestone & Hythe	<ul style="list-style-type: none"> • Some additions to the portrait of the district
Section 2.1: District Development Challenges and Potential	<ul style="list-style-type: none"> • Minor changes to: reflect Environment Agency comments regarding water stress; provide examples to illustrate some points; and highlight the need to retain young people within the district
Section 2.2: Strategic Needs for Sustainable Development	<ul style="list-style-type: none"> • Changes to reference the presumption in favour of sustainable development in the NPPF • Changes to stress the need to retain younger people
<i>Policy DSD: Delivering Sustainable Development</i>	<ul style="list-style-type: none"> • Deletion of policy - policy largely repeats the presumption in favour of sustainable development found within the NPPF (paragraph 11). The NPPF states that local plans should avoid unnecessary duplication.
Section 3.1: District Planning Aims	<ul style="list-style-type: none"> • Minor changes to provide additional explanation and reflect the importance of the evening economy
Section 3.2: Vision for Folkestone & Hythe	<ul style="list-style-type: none"> • Minor changes to provide additional explanation of some points; to provide a description of the benefits that green infrastructure can bring; to reflect the importance of the evening economy; and to reflect Environment Agency comments in relation to water efficiency
Section 4.1: District Spatial Strategy	<ul style="list-style-type: none"> • Additional text to explain the new standard methodology for housing provision in the NPPF and the Core Strategy Review's approach to housing provision
<i>Policy SS1: District Spatial Strategy</i>	<ul style="list-style-type: none"> • Changes to stress that the new garden settlement will be supported by town centre and community uses • Addition to reflect potential future work with London Ashford Airport should proposals come forward for expansion • Change to clarify the approach to development within the Kent Downs AONB boundary
Section 4.2: Housing and the Economy Growth Strategy	<ul style="list-style-type: none"> • Updates to text to reflect the new NPPF and to remove duplication • Amendments to explain the approach to employment provision • Updates to Table 4.2 to show how the housing requirement will be met
<i>Policy SS2: Housing and the Economy Growth Strategy</i>	<ul style="list-style-type: none"> • Revised housing total of 12,845 homes over the plan period • Introduction of additional text on employment provision

Core Strategy Review – Regulation 19 Version	
Section/Policy/Page	Main changes from Regulation 18 version
	(pending additional employment work outlined above)
Section 4.3: Place Shaping and Sustainable Settlements Strategy	<ul style="list-style-type: none"> • Changes to supporting text to reflect the new NPPF; to amend wording to refer to all forms of flooding; and to add reference to the Kent Downs AONB Management Plan
<i>Policy SS3: Place-Shaping and Sustainable Settlements Strategy</i>	<ul style="list-style-type: none"> • Changes to reflect the new NPPF in relation to flood risk and to add reference to “cultural” uses, alongside community, voluntary and social facilities
Section 4.4: Priority Centres of Activity Strategy	<ul style="list-style-type: none"> • Minor changes to supporting text
<i>Policy SS4: Priority Centres of Activity Strategy</i>	<ul style="list-style-type: none"> • Changes to strengthen ‘town centre first’ approach to retail development • Cross-reference to Local Plan policies added
Section 4.5: District Infrastructure Planning Strategy	<ul style="list-style-type: none"> • Updated with regard to the Housing Infrastructure Fund
<i>Policy SS5: District Infrastructure Planning</i>	<ul style="list-style-type: none"> • No change proposed
Section 4.6: Strategic Allocations	<ul style="list-style-type: none"> • Changes to reflect new housing requirement for the plan period • Introductory text added to provide more context to proposals for new garden settlement • Changes to explain the approach to self-build and custom-build housing • Explanation of term “community facilities” • Addition of text on long-term management of green infrastructure • Additions to refer to Kent County Council’s Rights of Way Improvement Plan • Additions to refer to the Kent Minerals and Waste Local Plan and to correct references to mineral deposits • Factual updates regarding planning permissions for the Folkestone Seafront and Shorncliffe Garrison
<i>Policy SS6: New Garden Settlement – Development Requirements</i>	<ul style="list-style-type: none"> • Revised housing figure, following more detailed phasing plans for Otterpool Park • Changes to remove requirements for “water neutrality” (policy SS8 maintains requirement for standards of 90 litres per person per day of potable water) • Changes to provide additional flexibility in relation to self-build housing and the phasing of employment space and education provision

Core Strategy Review – Regulation 19 Version	
Section/Policy/Page	Main changes from Regulation 18 version
	<ul style="list-style-type: none"> • Changes to reflect comments from KCC on provision of land for education
<i>Policy SS7: New Garden Settlement – Place Shaping Principles</i>	<ul style="list-style-type: none"> • Additions to include mitigation to take account of increased visitor use of the Kent Downs AONB and Folkestone to Etchinghill Escarpment Special Area of Conservation • Additional comments relating to archaeology
<i>Policy SS8: New Garden Settlement – Sustainability and Healthy New Town Principles</i>	<ul style="list-style-type: none"> • Changes to reflect comments on water neutrality, grey water and the need for the energy strategy to take account of the setting of the Kent Downs AONB
<i>Policy SS9: New Garden Settlement – Infrastructure, Delivery and Management</i>	<ul style="list-style-type: none"> • Minor changes to include reference to expansion of waste facilities, pedestrian and cycle pathways, public art and street furniture • Changes to include reference to the provision of a community support worker for the early phases of development
<i>Policy SS10: Spatial Strategy for Folkestone Seafront</i>	<ul style="list-style-type: none"> • Minor change to remove reference to Code for Sustainable Homes (national requirement now deleted)
<i>Policy SS11: Spatial Strategy for Shorncliffe Garrison</i>	<ul style="list-style-type: none"> • Minor change to remove reference to Code for Sustainable Homes (national requirement now deleted)
Section 5.1: Core Policies for Planning	<ul style="list-style-type: none"> • Changes to reflect revised definition of affordable housing given in the new NPPF • Deletion of Figure 5.1: Local Housing Market Areas, being no longer relevant given the new national methodology for housing provision. Subsequent figures renumbered • Additions to clarify the target of the Water Framework Directive and to qualify the appropriateness of Sustainable Drainage Systems (SuDS) for development on brownfield sites
<i>Policy CSD1: Balanced Neighbourhoods</i>	<ul style="list-style-type: none"> • Changes for clarity and to reflect the revised definition of affordable housing given in the new NPPF
<i>Policy CSD2: District Residential Needs</i>	<ul style="list-style-type: none"> • Changes to make the policy more workable in relation to the range of different house sizes to be provided, given that it will need to be applied to small, medium and large sites
<i>Policy CSD3: Rural and Tourism Development</i>	<ul style="list-style-type: none"> • No change proposed

Core Strategy Review – Regulation 19 Version	
Section/Policy/Page	Main changes from Regulation 18 version
<i>Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation</i>	<ul style="list-style-type: none"> • Changes to reflect the new approach to biodiversity gain set out in the government's 25 Year Environment Plan and NPPF
<i>Policy CSD5: Water and Coastal Environmental Management</i>	<ul style="list-style-type: none"> • Minor correction
Section 5.2: Areas of Strategic Change	<ul style="list-style-type: none"> • Update to supporting text to reflect progress with the decommissioning of Dungeness Power Station • Additional text in reference to potential future work with London Ashford Airport should proposals come forward for further expansion • Additional text to support the Creative Quarter
<i>Policy CSD6: Central Folkestone Strategy</i>	<ul style="list-style-type: none"> • Minor changes to reflect the new NPPF and to strengthen policy related to the Creative Quarter • Changes to emphasise the importance of the evening economy and entertainment uses in the vitality of the town
<i>Policy CSD7: Hythe Strategy</i>	<ul style="list-style-type: none"> • Minor change only
<i>Policy CSD8: New Romney Strategy</i>	<ul style="list-style-type: none"> • Updates to reflect planning permissions and development on the sites
<i>Policy CSD9: Sellindge Strategy</i>	<ul style="list-style-type: none"> • Changes to distinguish more clearly between the sites that are currently under construction and have planning permission, and the proposed allocations in the Core Strategy Review and how the requirements link to each phase • Addition of text in relation to the setting of the Kent Downs AONB and the design and layout of the development
Section 5.3: Implementation	<ul style="list-style-type: none"> • Minor change to reflect increased housing target
Appendices	<ul style="list-style-type: none"> • Minor changes to reflect the monitoring of town centres • Glossary updated to delete old terms and add new definitions (including to reflect the new NPPF)

11 NEXT STEPS

- 11.1 If the Core Strategy Review (Regulation 19 version) is approved by Cabinet on 14 November 2018, the council will work with the Communications Team to prepare consultation materials and publicise the consultation.

- 11.2 It is anticipated that the plan will be consulted on over an eight week period in December 2018-January 2019; the extended period is to allow for the Christmas and New Year break.
- 11.3 Following consultation all comments will be collated and a summary will be prepared. The Core Strategy Review, consultation comments and supporting documents will then be submitted to the Secretary of State for examination (in practice this role is undertaken by the Planning Inspectorate or PINS).
- 11.4 PINS will appoint an Inspector and the Inspector will decide what matters need to be addressed during the examination. A number of public hearing sessions will be held and objectors will be invited to appear and put their views across.
- 11.5 The council will need to appoint a Programme Officer to coordinate the examination of the Core Strategy Review and liaise with the Planning Inspector. The council's Business Support Manager is currently performing this role for the examination of the Places and Policies Local Plan. It is hoped that a similar arrangement could be agreed for the Core Strategy Review, to save the cost of employing an outside consultant.
- 11.6 Main modifications may need to be consulted on. The Inspector will then issue a report stating whether he/she considers the plan is 'sound' and listing any changes that may be needed. The council can then proceed to adopt the plan, as amended, and the plan may then be used to decide planning applications. There is a six week period after adoption when the plan can be subject to a legal challenge.
- 11.7 The anticipated timetable is as follows:
- December 2018 /January 2019 - Regulation 19 consultation commences for eight week period;
 - January/February 2019 - Assimilating and summarising representations, completing notices and paperwork required for submission and examination;
 - March/April 2019 - Formal submission of Plan to PINS for examination;
 - May/June 2019 – Commencement of public hearing sessions at end of ten week lead in from submission (dependent on PINS timetable);
 - June/July 2019 - Completion of examination hearing sessions (based on an estimate that these will take four to six weeks);
 - July 2019 onward – Post-hearing timetable depends on whether there is a need for major modifications to make the plan sound. Major modifications would need to be assessed through Sustainability Appraisal and Habitats Regulations Assessment, and subject to an additional public consultation (for a six week period); and
 - Inspector completes his/her report stating whether the plan is 'sound' and plan is taken to full Council for adoption.

12 OPTIONS

- 12.1 Cabinet has the following options when considering the recommendations of this report:

- a) To agree the Submission Draft Core Strategy Review for consultation under Regulation 19 as currently drafted (Appendix 4); or
- b) To agree the Submission Draft Core Strategy Review for consultation under Regulation 19 with amendments; or
- c) Not to agree the Submission Draft Core Strategy Review for consultation.

12.2 Cabinet is asked to agree the report's recommendations so that progress can be made with consultation, submission and examination of the Core Strategy Review.

13. RISK MANAGEMENT ISSUES

Perceived risk	Seriousness	Likelihood	Preventative action
Delays to the Core Strategy Review process	Medium	Medium	Discuss progress with PINS and work closely with key stakeholders. Maintain and regularly review programme through updates to the Local Development Scheme.
Further delays receiving Framework Masterplan for garden settlement from site promoter(s)	High	Medium	Regular liaison meetings with promoters to ensure clarity of information and studies required.
Significant changes in legislation and Government planning policies and guidance	High	Low	Maintain dialogue with the Ministry of Housing, Communities and Local Government and PINS.
Plan found unsound by PINS at examination	High	Low	Seek advice from PINS at key stages of the plan-making process.
External challenge of the plan-making process from third parties	High	Medium	Follow best practice and take legal advice where necessary.

14 LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

14.1 Legal Officer's Comments (DK)

There are no legal implications arising directly out of this report. The Council must comply with the National Planning Policy Framework and the Planning Practice Guidance and recommendations made by the Planning Inspectorate when considering the revised Core Strategy Review.

14.2 Finance Officer's Comments (CS)

There are no resource implications arising directly from this report. Progress with the plan is being undertaken with existing staff resources within the Planning Service. Financial resources will be needed to procure specialist evidence and to pay the Inspector's fees, as well as other costs (such as venue hire, advertisements and printing). The Programme Officer's costs have been contained within base budgets.

14.3 Diversities and Equalities Implications (GE)

There are no equalities implications arising directly from this report. However, as part of best practice, the review should be supported by an Equalities Impact Assessment (EIA) to ensure there are no adverse impacts on protected characteristics. The Inspector should take into consideration the findings of the EIA in assessing the soundness of the plan.

15 CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officers prior to the meeting:

Sarah Robson, Assistant Director, Strategy, Performance and Communications

Telephone: 01303 853426

Email: sarah.robson@folkestone-hythe.gov.uk

Adrian Tofts, Planning Policy Manager

Telephone: 01303 853438

Email: adrian.tofts@folkestone-hythe.gov.uk

Chris Lewis, Principal Planner

Telephone: 01303 853456

Email: chris.lewis@folkestone-hythe.gov.uk

Appendices:

Appendix 1: Core Strategy Review Regulation 18 Draft – Summary of Consultation Comments

Appendix 2: Core Strategy Review – Alternative Site Submissions (submitted during consultation 29 March – 18 May 2018)

Appendix 3: Draft Core Strategy Review Housing Trajectory

Appendix 4: Core Strategy Review Submission Draft (Regulation 19)



FOLKESTONE & HYTHE DISTRICT CORE STRATEGY REVIEW REGULATION 18 DRAFT

Summary of Consultation Comments

JULY 17, 2018

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1. Introduction

- 1.1. The Folkestone & Hythe District Core Strategy Review Regulation 18 Version was published for consultation between **29 March** and **18 May 2018**.¹

Breakdown of comments by section

- 1.2. A total of **746 comments** were made to the Core Strategy Review (including Appendices) from 109 individuals and organisations. The representations were broken down by section as shown in Table 1.

Table 1: Breakdown of comments by section		
Section		Number of comments
	Comments on the plan as a whole	1
1	Introduction	
1.1	About the Core Strategy	39
1.2	About Folkestone and Hythe	46
2	Strategic Issues	
2.1	District Development Challenges and Potential	69
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4.6	Strategic Allocations	196
5	Core Strategy Delivery	
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5.3	Implementation	2
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¹ After the consultation opened, on 1 April 2018, the local planning authority changed its name from Shepway District Council to Folkestone & Hythe District Council.

Table 1: Breakdown of comments by section	
Section	Number of comments
Appendix 2: Glossary of Terms and Technical Studies	2
Total number of comments	746

Breakdown of comments by policy

- 1.3. Policies for the new garden settlement (SS6-SS9) received the most responses (105 in total) along with Policy CSD9: Sellindge Strategy (27 comments).
- 1.4. Numbers of comments received against each policy are set out in Table 2. (This table does not include numbers of comments made against the supporting text of the policies; these are detailed in the sections that follow.)

Table 2: Comments by policy	
Title	Number of comments
Policy DSD: Delivering Sustainable Development	7
Policy SS1: District Spatial Strategy	13
Policy SS2: Housing and the Economy Growth Strategy	11
Policy SS3: Place-Shaping and Sustainable Settlements Strategy	8
Policy SS4: Priority Centres of Activity Strategy	6
Policy SS5: District Infrastructure Planning	8
Policy SS6: New Garden Settlement – Development Requirements	48
Policy SS7: New Garden Settlement – Place-Shaping Principles	19
Policy SS8: New Garden Settlement – Sustainability and Healthy New Town Principles	18
Policy SS9: New Garden Settlement – Infrastructure, Delivery and Management	20
Policy SS10: Spatial Strategy for Folkestone Seafront	8
Policy SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone	7
Policy CSD1: Balanced Neighbourhoods	10
Policy CSD2: District Residential Needs	5
Policy CSD3: Rural and Tourism Development	1
Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation	6
Policy CSD5: Water and Coastal Environmental Management	3
Policy CSD6: Central Folkestone Strategy	4
Policy CSD7: Hythe Strategy	4

Policy CSD8: New Romney Strategy	8
Policy CSD9: Sellindge Strategy	27

Comments on accompanying documents

- 1.5. In addition to the comments on the Core Strategy Review itself, **eight comments** were received on the accompanying documents, as shown in Table 3.

Table 3: Core Strategy Review Accompanying Documents	
Title	Number of comments
Core Strategy Review Sustainability Appraisal	6
Core Strategy Review Habitats Regulations Assessment	2
Total number of comments	8

2. Comments on the Plan as a Whole

- 2.1. One comment was received against the plan as a whole. This states that the National Grid has reviewed the plan and has no comments to make.

Part 1 – Introduction

3. Section 1.1: About the Core Strategy

- 3.1. 39 representations were received relating to Section 1.1. These raise the following issues:
- Keen to ensure that the historic environment is taken into account (Historic England);
 - Kent County Council supports the council's growth ambitions and supported its expression of interest for the locally-led garden villages, towns and cities prospectus for Otterpool Park;
 - Concerned that the Core Strategy Review does not contain a policy for London Ashford Airport (London Ashford Airport);
 - Canterbury Diocese has a key role to play in the formation of communities and is keen to work with the council;
 - A single local plan document would be clearer and more consistent for the development industry;
 - The relationship between the Places and Policies Local Plan and Core Strategy Review is unclear and the production of the plans is out of sequence;
 - The council should undertake a complete review of the Core Strategy rather than a partial review;
 - The vision for the district is not ambitious enough;
 - The evidence base is incomplete and needs to be updated;
 - The housing market area should include Ashford;
 - Lack of justification for the increase in housing – the council should challenge government requirements;
 - Empty buildings should be taken into account;
 - More truly affordable homes are needed;
 - Community Infrastructure Levy (CIL) should be payable over the whole district;
 - Support amendment to exclude the garden settlement from the application of CIL (Quod on behalf of landowners);
 - Object to the despoliation of the Area of Outstanding Natural Beauty (AONB), destruction of wildlife, increased light pollution, disruption due to building works, impacts on property values, impacts on mental health, increased crime and loss of community cohesion;
 - Publicity for the plan has been poor and the consultation portal is inadequate; residents cannot respond to the revised National Planning Policy Framework and Core Strategy Review at the same time;
 - Proposals in the Core Strategy Review are unsustainable, undeliverable, unpopular and divisive;
 - Houses will only be for out-of-town buyers and second-home owners; and
 - Infrastructure cannot cope (water, roads and health infrastructure).

4. Section 1.2: About Folkestone & Hythe

4.1. 46 representations were received relating to Section 1.2.

4.2. 41 representations were received relating to the text. These raise the following issues:

- There is no mention of the district's historic defensive role over centuries, including at Seabrook and Shorncliffe;
- The Royal Military Canal is under threat of development;
- Cultural heritage is a strength and should be recognised in Table 1.1: Folkestone;
- The plan does nothing to address deprivation in inner and north Folkestone;
- The creative industries and Folkestone Triennial benefit incomers rather than residents;
- The constraints in Table 1.3: Romney Marsh are 'strengths' not 'weaknesses', as they inhibit development;
- Romney Marsh needs its own tourism strategy;
- Strengths of Romney Marsh include agricultural industry, tourism and balanced towns and villages; weaknesses include housing inappropriate for local needs and isolated developments;
- Flood risk is not limited to coastal flooding – fluvial flooding is also a risk;
- Local roads are inadequate, particularly the A259, and access to London Ashford Airport is poor;
- There should be a specific policy to support the expansion of London Ashford Airport as an opportunity location to build on the district's economic strengths;
- The 'weaknesses' of the North Downs (Table 1.4: North Downs Area) help to preserve its 'strengths';
- The potential despoliation of the AONB is the reason planning inspectors have refused development at Lympne;
- A good, integrated public transport system needs to link to Ashford railway station to give access to the high speed railway service;
- Water, sewerage, broadband and power infrastructure is poor; and
- The high speed route is nearing capacity and any additional stops would add to the journey time for Folkestone and Dover residents.

4.3. An additional five representations put forward site submissions:

- Booker Wholesale, Park Farm Industrial Estate, Folkestone;
- Three Acre Estate and Five Acre Estate, Park Farm Road, Folkestone (two sites);
- Land North of Cockreed Lane, New Romney – states that this represents a sustainable location and should be included as part of Policy CSD8;
- The Piggery, Ashford Road, Sellindge²; and
- Land adjoining Etchinghill Nursery, Etchinghill.

² Part of area allocated in Regulation 19 Places and Policies Local Plan

Part 2 – Strategic Issues

5. Section 2.1: District Development Challenges and Potential

5.1. 69 representations were received relating to Section 2.1. These raise the following issues:

- There is implacable resistance to house building on anything other than a very modest local scale;
- The council should be spending its limited funds on deprived communities and not engaging in property development;
- The growth strategy is inconsistent with the district's constraints;
- The figures for housing growth need timescales to be meaningful;
- The assumption that the district's spatial strategy should be underpinned by a garden town requires further testing;
- The M20 is already at capacity and the road network cannot cope with the extra traffic generated by 10,000 new households at Otterpool Park;
- B2068 Stone Street to Canterbury will assume greater importance with Otterpool Park;
- Another station at Westenhanger will add to the journey times for Folkestone and Dover residents;
- The benefits of high speed rail are unquantified and a stop at Westenhanger is not guaranteed;
- The area is one of the most water-stressed in the UK;
- From the point of view of water efficiency, the whole of the south east of England is classified as being of "serious" water stress (Environment Agency);
- The water consumption target of 90 litres per person per day is unrealistic when average consumption is currently around 155 litres;
- The Environment Agency's revised flood zones need to be reflected in the plan;
- Development is to serve people migrating from London;
- Infrastructure is inadequate (roads, public transport, healthcare, retail, education and social facilities);
- The solution to 'Operation Stack' may involve additional infrastructure in the district;
- Transport connections need to identify Folkestone West railway station;
- The Folkestone Seafront development should incorporate council-owned car parks to create sufficient car parking;
- Development should be locally-led, with Section 106 requirements for local employment and skills training, with a focus on young people;
- The claim that new house-building brings employment is a fiction;
- The district needs a vibrant popular youth culture, music scene and night-time economy if younger people and cultural creators are to be attracted. The council must provide reasons for generations to stay and build lives in the district;
- The council should encourage higher education institutions;
- More community events, sports, leisure and social activities are needed to bring different generations and people of different backgrounds together; and

- Figures for growth in Canterbury need amending (Canterbury City Council).

6. Section 2.2: Strategic Needs for Sustainable Development

6.1. 29 representations were received relating to Section 2.2 (22 comments to the text and seven comments to Policy DSD).

6.2. Comments on the text raise the following issues:

- Welcome reference to improving educational attainment (Education and Skills Funding Agency);
- Further education is under-supported;
- Economic and social development have to run together to be sustainable;
- The arts must coexist alongside social and leisure facilities, music and late night culture. There need to be reasons for the current and next generation to stay in the area;
- Sustainable development needs the involvement of the community. Investment should be in people as well as buildings;
- More should be made of tourism, working with local trusts, amenity and history societies;
- Heritage assets are undervalued;
- The provision of healthcare is a major concern and the population increase would place overwhelming demands on services;
- Otterpool Park is not needed to meet local housing needs; and
- Affordable housing contributions should be raised to 30 to 50 per cent and not be subject to viability considerations.

Policy DSD: Delivering Sustainable Development

6.3. Seven representations were received relating to Policy DSD. These raise the following issues:

- The Education and Skills Funding Agency recommends the approach of the London Borough of Ealing in planning for school expansions and new sites, and providing development management policies for schools;
- Support the commitment to collaborate through the Duty to Cooperate (Dover District Council);
- The policy should be rewritten to include the transparent and full involvement of local communities;
- The policy should prevent occupation of developments until the required infrastructure is in place;
- The term “sustainable” needs to be defined and reference to “out-of-date” policies should be replaced by “superseded by national policy” (CPRE Shepway);
- It is not clear how proposals will be assessed to ensure that they improve “the economic, social and environmental conditions in the area”; and
- The plan’s policies will destroy social infrastructure and the natural environment.

Part 3 – Aims and Vision for Folkestone & Hythe District

7. Section 3.1: District Planning Aims

7.1. 26 representations were received relating to Section 3.1. These raise the following issues:

- There is no evidence to support the sustainability of the aspirations or to demonstrate that the challenges will be met;
- Documents do not cover transport, roads and parking;
- Concerns regarding the aim to provide capacity for housing beyond the plan period (Kent Downs AONB Unit);
- The aim to provide innovative and distinctive architecture has not been met at Shorncliffe, Princes Parade and Folkestone Seafront;
- Support for the cultural and creative aims - recommend engagement with the trust should proposals for performing arts facilities come forward (Theatres Trust);
- Add the aim to increase prosperity by capitalising on the district's heritage assets;
- Existing popular music culture must be respected alongside other cultural offerings as it attracts all ages and classes, with support for a vibrant social scene and night-time economy;
- Historic venues (Leas Pavilion and Dance Easy) and sites (Royal Military Canal and Shorncliffe Garrison) are not being protected;
- The term “viable” needs to be explained or removed from paragraph 3.5(1) as financial viability can be manipulated (Theatres Trust);
- The aim should be to “conserve and enhance” not “manage” the AONB (Kent Downs AONB Unit);
- Otterpool Park and Folkestone town centre should be used together to improve tertiary education facilities (Go Folkestone Action Group);
- The Otterpool Park proposals are far too extensive to be sustainable – smaller scale, truly affordable housing is needed to suit the rural character of the North Downs;
- Healthcare facilities are insufficient to serve Otterpool Park;
- The Royal Victoria Hospital site should be used for elderly people (Go Folkestone Action Group); and
- A policy is needed for London Ashford Airport (London Ashford Airport).

8. Section 3.2: Vision for Folkestone & Hythe District

8.1. 31 representations were received relating to Section 3.2. These raise the following issues:

- The section lacks substance on delivery and is based on aspirations (e.g. high speed railway serving Westenhanger);
- Healthcare facilities are inadequate;
- Support the vision for Folkestone & Hythe, including a new garden settlement (Quod on behalf of landowners);
- Otterpool Park will not address the lack of affordable homes locally;

- The garden town would not just be visible from the North Downs ridge but from the entire escarpment, much of which has public access (Kent Downs AONB Unit);
- The garden town would pull the population centre away from Folkestone leaving the central area deprived;
- There is no environmental capacity for the garden town;
- Lympne will not be able to maintain its distinct character - proposed mitigation is wholly inadequate;
- Jobs growth will not match population growth in the garden town;
- The garden town will be developer-led rather than community-led;
- Welcome the aspiration for water neutrality, but this needs to be applied at a large scale rather than for individual homes. New water consumption needs to be balanced by reductions elsewhere (Environment Agency);
- It will be difficult to achieve water neutrality; development should aim to be highly water efficient with an aspiration for water neutrality (Quod on behalf of landowners);
- Strongly object to proposals for housing and sports facilities adjacent to the Royal Military Canal, Hythe³ (Historic England);
- Too much development in Hythe will detract from the vision; and
- Hawkinge is a town not a village and it doesn't blend into the landscape as is claimed.

³ An allocation in the Places and Policies Local Plan, Policy UA18.

Part 4 – The Spatial Strategy for Folkestone & Hythe District

9. Section 4.1: District Spatial Strategy

9.1. 54 representations were received relating to Section 4.1 (41 comments to the supporting text and 13 comments to policy SS1).

9.2. Comments on the supporting text raise the following issues:

- The appeal of the district will be lost when villages around the new town merge with Otterpool, losing their identity;
- The development of Otterpool Park has nothing to do with meeting local need and everything to do with creating a commuter town. Building housing promotes immigration which creates problems;
- It is not clear how building a garden settlement will promote social mobility;
- Proper evidence is needed of what housing is required, and where, to avoid creating misplaced communities;
- The remaining coastline should be preserved;
- Could further education provision be used to address the balance between the older and younger population?;
- Figures for housing completions and housing targets are confusing;
- The housing targets are nearly double those of the previous Core Strategy and more than the government requires;
- A legitimate case could be made for the district not to meet its housing need (Kent Downs AONB Unit);
- Object to unrealistic and unsustainable housing targets (CPRE Shepway);
- It is extraordinary that the Strategic Housing Market Assessment does not include Ashford;
- Research is self-serving, unconvincing and incomplete;
- Targets are based on assumptions about in-migration from London which may or may not continue;
- Concern that the plan proposes housing delivery beyond the plan period – there is no justification for this (Kent Downs AONB Unit);
- The council will need to fully consider its housing need when the standard methodology and revised NPPF are formally published. This will likely be supported by new household projections scheduled for release in September 2018 (Gladman Developments Ltd.);
- The increase in housing growth will place significant additional pressure on education facilities – the plan will need to meet infrastructure requirements (Education and Skills Funding Agency);
- Categorising employment as “supporting infrastructure” betrays a “housing first” attitude;
- There is not enough detail about measures to increase employment;
- The town centre needs to be developed to provide opportunities for the daytime and night-time economies;
- An ambitious strategy is needed to improve deprived areas and develop brownfield sites;
- The council proposes to pursue a nuclear waste facility on Romney Marsh against local people’s wishes – this is a major strategic issue and should be subject to consultation;
- The council needs to be open about how the water supply will be dealt with;

- Support the intention that development elsewhere in the AONB will be limited, but this should be explicitly set out (Kent Downs AONB Unit);
- The area between Folkestone and Ashford should not be allowed to join up;
- The plan should be clear and consistent about what is proposed for the rest of the North Downs and AONB;
- If a new railway station is built, Folkestone will be more than one hour from central London;
- Sustainable construction techniques should not only be applied in the Urban Area; and
- The plan should recognise the scope of London Ashford Airport to expand beyond the current capacity, within the plan period.

Policy SS1: District Spatial Strategy

9.3. 13 representations were received relating to Policy SS1. These raise the following issues:

- Evidence suggests that there are significant upwards pressures on housing need which the plan will need to address (The Crown Estate);
- The principle of the creation of a garden settlement is supported (The Aspinall Foundation);
- Support the spatial strategy and the focus on Folkestone Seafront (The Trustees of Viscount Folkestone);
- The spatial strategy based on a new town and the expansion of Sellindge is not supported (Kent Downs AONB Unit);
- There was no meaningful consultation with local residents before the garden town bid was submitted;
- There is no genuine local consent for a garden town; design parameters and infrastructure will be watered down; targets for housing delivery will not be met due to lack of capacity in the housebuilding industry (CPRE Shepway);
- The Kent Downs and Romney Marsh areas are unique and can easily be overdeveloped and spoiled with traffic and pollution;
- The development of a garden town will starve Folkestone of retail and business trade;
- Object to failure to include provision for housing in North Downs rural settlements outside Sellindge and Otterpool (E. Charlier and Sons Ltd.);
- The plan should focus on the harder areas to resolve within Folkestone east and north where the greatest benefits will be found;
- London Ashford Airport should be identified within the policy (London Ashford Airport); and
- References in the policy to “new development” and “commercial development” are too general (CPIII Shopping Folkestone S.A.R.L.).

9.4. Of these 13 comments, five comments promote the development of sites and areas:

- Booker Wholesale, Park Farm Industrial Estate, Folkestone - Park Farm Industrial Estate is changing in nature and appropriate development should be directed there;
- Land north of Aldington Road (zoo car park);

- Land adjoining Etchinghill Nursery, Etchinghill;
- Land at Brookland can assist in meeting development needs; and
- London Ashford Airport.

10. Section 4.2: Housing and the Economy Growth Strategy

10.1. 23 representations were received relating to Section 4.2 (12 comments to the supporting text and 11 comments to policy SS2).

10.2. Comments on the supporting text raise the following issues:

- Support the housing provision set out in Table 4.2 (Quod on behalf of landowners);
- There are so many houses being built in and around Folkestone and Hythe – we do not need any more;
- There is a lack of credibility over the housing figures – Otterpool was first planned for 12,000 homes, then 10,000, now 5,500 up to 2036/37;
- The figure of 5,500 new homes for the garden settlement provides the minimum that could be expected to be delivered from the development (Quod on behalf of landowners);
- The priority should be to create jobs for existing residents rather than built houses for migrants;
- Housing does not contribute to employment, other than through relatively few construction jobs;
- Without a policy to support London Ashford Airport the plan will not be effective in delivering economic growth in an area;
- There is no strong evidence on the drawbacks of existing employment allocations – this risks losing existing employment land to speculative mixed-use developments;
- The masterplan should be informed by the Employment Opportunities Study rather than be required to reflect it (Quod on behalf of landowners);
- The plan focuses on long-term delivery only, through a garden town. This is an excessive spatial focus given uncertainty over the timescale for completions – the plan should look at short-term delivery; and
- A further 900 homes should be delivered in the North Downs area to ensure that housing needs are met while the difficult task of delivering the garden settlement is achieved.

Policy SS2: Housing and the Economy Growth Strategy

10.3. 11 representations were received relating to Policy SS2. These raise the following issues:

- The intention to meet the locally identified housing need of 633 dwellings a year on average is supported (The Aspinall Foundation);
- Support the recognition of the garden settlement as an important element of housing provision (Quod on behalf of landowners);
- The plan will need to demonstrate that it is providing a wide range of sites in a wide range of locations to encourage the widest possible range of housebuilders (Gladman Developments Ltd.);

- The plan needs to include figures for the provision of floorspace for retail and other main town centre uses (CCPIII Shopping Folkestone S.A.R.L.);
- Figures for housing need are not substantiated by evidence of employment opportunities; provision for community facilities is omitted;
- Park Farm Industrial Estate is changing in nature, and this should be reflected in the strategic policy to ensure that previously developed land is utilised;
- The credibility of the plan has been undermined by the decision to promote Otterpool Park before the Core Strategy Review has been completed;
- Concerns over the proposed housing need in view of changes to the government's methodology and spatial implications for the North Downs area (Kent Downs AONB Unit);
- The varying figures for housing need are inconsistent and lack credibility; and
- It is essential that proper consideration is given to water, drainage, schools, medical facilities and roads. Affordable housing should be provided – agreements are often made but not kept. The Kent Downs and Romney Marsh areas are unique and can easily be overdeveloped.

11. Section 4.3: Place Shaping and Sustainable Settlements Strategy

11.1. 20 representations were received relating to Section 4.3 (12 comments to the supporting text and eight comments to policy SS3).

11.2. Comments on the supporting text raise the following issues:

- It is not the case that there is spare capacity in existing infrastructure;
- Text about rural and primary villages is too open-ended and lacks clarity; it seems to indicate that “piecemeal” development will continue regardless of “strategic” development at Otterpool;
- Object to the assertion that the area of the proposed Otterpool development is lower quality than other parts of the region;
- The text needs to make it clear that a sequential approach will be undertaken to ensure that sites at lowest risk are considered first (Environment Agency);
- Paragraphs relating to the sequential approach (paragraph 4.73) and strategic needs and flood risk (paragraph 4.75) should be deleted as they provide get-outs for inappropriate development;
- Tidal flooding is not the only flood risk;
- Reference to the Water Resources Management Plan needs to be updated (Kent County Council);
- The plan should refer to the need to follow the Kent Downs AONB Management Plan and associated Design Guidance (Kent Downs AONB Unit);
- Safeguards are needed over and above planning controls (such as community ownership) to ensure that the highest quality is achieved (CPRE Shepway);
- Welcome the aim to achieve water-neutral development, but this needs to be applied at the large-scale and is not something that can be achieved at

the scale of an individual self-build or custom-build home (Environment Agency); and

- Achieving carbon and water neutrality is challenging. The text should be amended to refer to the aim for the garden settlement to achieve the highest possible standards of energy and water efficiency with an overall aspiration towards carbon and water neutrality (Quod on behalf of landowners).

Policy SS3: Place-Shaping and Sustainable Settlements Strategy

11.3. Eight representations were received relating to Policy SS3. These raise the following issues:

- The principle of creating a garden settlement is fully supported (The Aspinall Foundation);
- Support reference to the garden settlement within the policy (Quod on behalf of landowners);
- The policy to create a garden settlement is noted (Diocese of Canterbury);
- It is not clear whether the policy applies to cultural uses – it should be amended to read “community, cultural, voluntary of social facilities” (Theatres Trust);
- All flood risk criteria should apply (bullet points (c) (i), (ii) and (iii)) (CPRE Shepway);
- Historic features of conservation interest have not been respected at Shorncliffe Garrison and the Royal Military Canal;
- There should be some form of continuous assessment between the local planning authority and developer to see when remedial action is needed to address the impacts of development; and
- The development of previously developed land is likely to be acceptable wherever it lies, not just within “defined settlements”.

12. Section 4.4: Priority Centres of Activity Strategy

12.1. 17 representations were received relating to Section 4.4 (11 to the supporting text and six comments to policy SS4).

12.2. Comments on the supporting text raise the following issues:

- Support identification of a major employment site and town centre within the garden settlement in Table 4.4 and support identification of a proposed strategic town in Figure 4.3 (Quod on behalf of landowners);
- Reference in the text to an “over-arching approach” to town centres should be reinstated;
- A full and robust town centre assessment is needed before a policy promoting these uses in the garden settlement can be found sound. References relating to the garden town not competing with other centres are insufficient to stop significant amounts of retail floorspace coming forward in this location (CCPIII Shopping Folkestone S.A.R.L.);
- The Policies Map needs to be updated to include Primary Shopping Areas for the district’s main town centres, including Folkestone;

- Residents from the garden settlement will not shop at Folkestone, they will go to Ashford;
- The economic survival of Hythe is dependent on their being sufficient car parking space for the town centre;
- The plan does not reflect the surplus, uncertainties and lack of demand for industrial space;
- Providing more employment land will not necessarily lead to more investment or jobs;
- Concern over proposals to provide major employment sites within the new garden settlement and at Hawkinge (Kent Downs AONB Unit); and
- The provision of another railway station will diminish the advantages of High Speed 1 to Folkestone businesses.

Policy SS4: Priority Centres of Activity Strategy

12.3. Six representations were received relating to Policy SS4. These raise the following issues:

- Request that the Policies Map is updated to show the garden settlement as a Priority Centre of Activity (Quod on behalf of landowners);
- Concerns at proposals to provide major employment sites within the garden settlement and at Hawkinge (Kent Downs AONB Unit);
- The policy should state that mixed-use developments will be acceptable where they provide a net gain of suitable local job opportunities (Ravensbourne Investments Ltd.);
- The policy should state that a preference will be given to out-of-centre sites that are accessible by a range of modes of transport other than the car and include consideration of the impact on town centres (CCPIII Shopping Folkestone S.A.R.L.);
- The policy does not provide sufficient flexibility in requiring no net loss of B Class and sui generis employment uses; and
- Work is required to existing towns before a new town is constructed.

13. Section 4.5: District Infrastructure Planning Strategy

13.1. 23 representations were received relating to Section 4.5 (15 to the supporting text and eight to policy SS5).

13.2. Comments on the supporting text raise the following issues:

- National policies relating to the provision of school places should be referenced (Education and Skills Funding Agency);
- The Education and Skills Funding Agency (ESFA) welcomes references to improving educational attainment and the need for development to facilitate improvements. Emerging ESFA proposals for funding schools as part of large residential developments may be relevant;
- A strategy for higher education is missing (CPRE Shepway); and
- Local demands for tertiary education should be examined – the Kent College site could be combined with provision at Otterpool (Go Folkestone Action Group).

- Following work currently being undertaken, look forward to working with the district council to secure essential highway improvements (Kent County Council);
- The omission of a policy dealing with London Ashford Airport is not justified - a policy is needed which supports the airport's continued enhancement and expansion, subject to impacts being acceptable;
- Reference to there being "no adverse environmental consequences" is too onerous – environmental impacts need to be balanced against economic growth in planning decisions;
- Infrastructure in east Folkestone is the priority, rather than Westenhanger station;
- Grave reservations about the ability of roads around the garden settlement to cope with increased traffic, particularly: heavy goods traffic; through-traffic in Sellindge; the increased draw of Westenhanger station; and routes to Hythe and the Marsh;
- Current A20 improvements in Sellindge have not included cycle paths, contrary to the encouragement in the plan for sustainable living; and
- Improvements to Folkestone's one-way system are needed that provide for more two-way traffic; railway lands near Tram Road need to be used for road-widening and car parking; support should be given to the Leas Lift (Go Folkestone Action Group).

Policy SS5: District Infrastructure Planning

13.3. Eight representations were received relating to Policy SS5. These raise the following issues:

- Broadly support the policy (Education and Skills Funding Agency);
- The policy should be amended to ensure that Section 106 negotiations not only take account of viability, but also contributions through the Community Infrastructure Levy (Taylor Wimpey);
- Developments may have the capacity to bring forward new infrastructure that could work alongside existing infrastructure to improve capacity (The Trustees of Viscount Folkestone);
- The creation of new communities may involve reshaping organisations and redrawing boundaries, as well as new resources – the Diocese needs to be fully involved in these plans (Diocese of Canterbury);
- It is not clear what the needs for water, roads, highways, schools and community facilities are;
- The policy needs to be more robust and a more suitable funding model is needed as Section 106 and Community Infrastructure Levy are ineffective;
- There are significant problems with the provision of healthcare; and
- The Infrastructure Delivery Plan should be published.

14. Section 4.6: Strategic Allocations

14.1. 196 representations were received relating to Section 4.6 (76 comments to the supporting text and 120 comments to policies SS6-SS11).

14.2. 19 comments on the general supporting text raise the following issues:

New Garden Settlement

- The site at Otterpool will destroy local communities and continue to develop the area between Folkestone and Ashford;
- The scale of development is unsustainable given constraints and the impacts of growth in Ashford;
- Proposals do not show the context of the settlement regarding the district or wider region;
- Focussing on the garden town is a long-term strategy only; the plan needs to be redrafted to focus on short-term delivery;
- The proposals leave no buffer between the homes in Barrow Hill and the proposed housing development – a clear boundary is needed;
- Development west of Otterpool Lane is too far away from the proposed new town high street and transport/community hub;
- The development will have negative impacts on residents in Barrow Hill through increase traffic;
- The footpath under the Grove Bridge should not be removed just to allow better flow of traffic; and
- Land north of Westenhanger and north west and east of junction 11 should be included – the high street and transport hub would then be in the middle of the new town.

Growth Options Study

- The Growth Options Study is a reiteration of the strategic corridor approach that was soundly rejected by the Inspector at the last Core Strategy process;
- The Growth Options Study includes assumptions that cannot be challenged until detailed plans are available – it needs to be revised;
- Strongly question the study's findings that development in the area to the east of Westenhanger is acceptable and that high density development between Stone Street and the A20 to the east of Westenhanger is justified (Kent Downs AONB Unit);
- The area identified in the Phase Two report is open farmland and cannot be described as “suitable for residential development”;
- The Phase Two report does not detail the necessary improvements to road infrastructure; and
- The Phase Two report does not define what is meant by a “critical mass” – this lends itself to high-density housing on light assumptions.

A Charter for Otterpool Park

- It is disingenuous to state that community involvement has been encouraged from the outset;
- Stakeholder consultation did not include local residents;
- The garden town is supposed to be locally-led but less than two per cent of local residents support it (Monks Horton Parish Meeting and Sellindge and District Residents' Association); and
- The town needs to build on the existing history of the place (Historic England).

Policy SS6: New Garden Settlement – Development Requirements

14.3. 13 comments were made to the supporting text to Policy SS6 and Figure 4.5: Garden Settlement North Downs – Indicative Strategy. These raise the following issues:

- A bypass is needed for Sellindge to accommodate traffic from the new town, improve movements when the M20 is closed and access land west of Harringe Lane;
- A higher percentage of self-build needs to be included; a number of self-build dwellings should be specified;
- The employment study for Otterpool Park has only recently been published;
- Paragraph 4.163 contains aspirations rather than policies;
- A new paragraph is needed to state that the delivery of school places will be managed over the course of construction to be delivered at appropriate points in line with housing (Quod on behalf of landowners);
- The following comments were made relating to Figure 4.5:
 - The notation should be amended to allow for greater flexibility in the location of the town centre (Quod on behalf of landowners);
 - The figure contains errors and needs to be aligned with the draft masterplan;
 - Concern about the use of zoo land, particularly the car park;
 - The use of grey triangles to identify heritage assets is misleading – it only identifies listed buildings, not other types of asset. The grade II listed Royal Oak public house, grade II registered Sandling Park and archaeological remains are not shown (Historic England);
 - Should show the southern entrance to the castle being reinstated and a sufficiently large undeveloped area retained between the A20 and the castle (Historic England); and
 - Currently the plan is just a number of separate housing developments around the villages of Sellindge, Lympne and Westenhanger.

14.4. 48 representations were received relating to Policy SS6. These raise the following issues:

- There has been a lack of consultation with local residents;
- The scale of development is unacceptable and would destroy the character of the area. It would not be in keeping with the Area of Outstanding Natural Beauty and would lead to the loss of agricultural land;
- The council is preparing for a new conurbation, absorbing the local villages and encroaching on Hythe, Folkestone and Saltwood;
- The development is in the wrong place – homes should be built on brownfield sites within Ashford and Folkestone;
- Large communities living close to deprived areas are more prone to antisocial behaviour and a reduced quality of life – small clusters of development would have less impact (Stowting Parish Meeting);
- The garden town is a real opportunity to create a great place to live, rather than extending the urban sprawl of Ashford or Folkestone;
- We must not build another centre of growth so close to Ashford – it will result in a built-up area from Ashford to the coast, mainly consisting of dormitory settlements for people working in London;

- To maintain Lympe as a separate, vibrant village it needs some new houses and space between Lympe and Otterpool;
- The William Harvey hospital and doctor's surgeries are already over-stretched;
- There is insufficient water, sewerage, road or primary health care infrastructure;
- There is the possibility of flooding;
- A bypass is needed for Sellindge – this would help Sellindge residents, the Otterpool development and through-traffic;
- The development will lead to increased congestion in and around Hythe – Hythe will be swamped;
- The amount of development has nearly doubled from the existing Core Strategy and is more than the government requires;
- Plans need to be rethought – no one in Sellindge, Stanford and Lympe wants the development;
- The development will put a huge strain on the water supply in what is already a water-scarce area;
- Not convinced that the aspiration of one job per dwelling will be achieved. The employment opportunities are overstated;
- Homes would not be affordable. It is a common ploy of developers to lower the number of units when permission is granted;
- The affordable housing proportion should be 30 per cent (CPRE Shepway);
- Support the policy, but amendments should be made to:
 - Identify water and carbon neutrality as an aspiration;
 - Provide greater flexibility regarding the mix of housing;
 - Provide greater flexibility in the phasing of development;
 - Provide clarity on the requirement to “meet the needs of the elderly”;
 - Provide greater flexibility regarding the provision of self-build plots;
 - Remove a fixed target for school provision with a requirement to monitor and manage provision over the course of construction and occupation of homes (Quod on behalf of landowners);
- Support the specification of anticipated requirements for new schools – it needs clear explanation how this has been calculated (Education and Skills Funding Agency);
- Insufficient attention has been given to the retail and town centre offer – it could cause significant harm to town centres in the district and beyond (CCPIL Folkestone Shopping S.A.R.L.);
- Object to the proposed allocation; however if it comes forward, it is essential that potential harm to the Area of Outstanding Natural Beauty is addressed in this policy (Kent Downs AONB Unit);
- Welcome the ambition to create a water-neutral development, but this would need to be applied at a large scale, not in the context of individual homes or even a larger new development (Environment Agency);
- Kent County Council has commented as follows:
 - The Rights of Way Improvement Plan should be referenced. This will enable joint working to deliver improvements;
 - The public right of way network can provide opportunities for leisure and recreation within the site and provide access to the wider network;
 - Support criteria related to connectivity (1(d)) and 1(e)) – good connectivity will reduce car reliance from the outset;

- Reference to “community facilities” (criterion 4(a)) is left undefined – this should include provision for the elderly, young people, faith groups, libraries, social care, etc;
- Detailed amendments are suggested to wording relating to education provision; and
- An assessment is needed to determine whether the strategic allocation would be compatible with the permitted waste recovery facility at Otterpool Quarry;
- Canterbury City Council has commented as follows:
 - Further emphasis is needed on the delivery of employment development as part of each phase;
 - Query whether any work has been done to assess the impacts on key routes to Canterbury (Stone Street and Nackington Road) which are already subject to congestion; and
 - Would support the provision of a frequent, high quality bus service between Otterpool and Canterbury connecting to the fast bus route from South Canterbury/Nackington Road to the bus station;
- The settlement will be clearly visible from the escarpment to the north and North Downs Way National Trail. There are potential impacts but also opportunities for enhancement for the Otterpool Quarry and Lympne Escarpment Sites of Special Scientific Interest. There is the opportunity for an ambitious green and blue infrastructure strategy to mitigate impacts and provide net gain. Policy wording should be strengthened to achieve biodiversity gains (Natural England);
- The second paragraph does not reference the historic environment – it should state that the town’s townscape and landscape will be informed by the historic character of the area (Historic England);
- Support the principle of a new garden settlement. A degree of flexibility is needed to enable some peripheral sites to be brought forward earlier in the plan period. The affordable housing contribution should be expressed as a target, rather than a minimum (The Aspinall Foundation);
- The requirement to make stakeholders central to the masterplanning is welcomed (Diocese of Canterbury);
- The delivery of garden settlements is incredibly challenging and will take significant time – a cautious approach is needed to delivery, given the experience of proposals in North Essex (Gladman Developments Ltd.); and
- Strategic scale development must be balanced against the delivery of a range of sites so that smaller housebuilders, as well as national operators, can work together.

Policy SS7: New Garden Settlement – Place Shaping Principles

14.5. 13 comments were made to the supporting text to Policy SS7. These raise the following issues:

- Bridlepaths, footpaths and cycle paths must feature heavily in the new development and be part of phase one;
- Paragraph 4.164 fails to reference the historic environment. It would be better to also reference how other heritage assets (designated or not) can inform the character of the new settlement (Historic England);

- More landscaping is required between the current homes in Barrow Hill and the proposed new estates to ensure existing communities do not lose their identity;
- Doubt whether the new high street will be commercially viable due to lack of footfall;
- Alternatives to a high street should be considered with different layouts such as squares;
- A large town is going to have a town centre that competes with neighbouring towns – look to Marlborough and Poundbury for inspiration;
- A high speed train stopping at Westenhanger would be at the expense of commuters travelling from Folkestone;
- Kent County Council suggests amendments in relation to train operating companies; and
- There should be 40 per cent green space in the development.

14.6. 19 representations were received relating to Policy SS7. The raise the following issues:

- Lympne should not be destroyed as a separate, historic village in order to create a “vibrant new town”;
- There is a lack of clarity regarding revisions and amendments to delivery;
- To overcome traffic congestion in Sellindge, a through-road from the A20, next to Otterpool Lane should be built to access the new development west of Otterpool Lane and west of Barrow Hill. This could then come out onto Harringe Lane and then back onto the A20;
- New rights of way should be in place during the first stage of development;
- Harringe Lane would be more suited to becoming an access-only road to the residents and form part of the new bridlepath and cycle path network;
- Broadly support the policy, but suggest that the term “village” should be removed when describing neighbourhoods (Quod on behalf of landowners);
- A full assessment of the retail requirements of the garden settlement is required before any sound retail and town centre policy can be put forward (CPIII Shopping Folkestone S.A.R.L.);
- It is important that policies relating to retail provision in the new settlement are clear as to the scale and form of facilities required and that they will not be greater than required to meet the day-to-day needs of the new community;
- Criterion 1(a) should require a landscape-led approach that respects historical character;
- Westenhanger Castle should be made part of the project to complete its conservation and be an integral part of the new settlement and should be included within the allocation boundary;
- Historic England suggest amendments to paragraph (d) of SS7 in relation to archaeological and heritage assets;
- The newly discovered Roman Villa should play a major part in shaping the new town, along with the Castle at Westenhanger;
- Kent County Council suggests:
 - Additional text in relation to public rights of way within Policy SS7(1)(v). The Rights of Way Improvement Plan should be referenced;

- High quality, traffic-free walking and cycling routes should be provided within new developments that integrate with the wider transport network (Policy SS7 (6)(e));
- Amendments to Policy SS7(6)(g) in relation to train operating companies;
- Provisions on sustainable access and movement are supported;
- An assessment is needed to demonstrate whether or not the development would be compatible with waste recovery facility at Otterpool Quarry;
- Any upgrades to Westenhanger Station should not impact or degrade the existing high speed provision in Dover (Dover District Council);
- Community formation should be given more prominence to ensure the social dimension of sustainable development has as much priority as economic and environmental aims and objectives (Diocese of Canterbury);
- 40 per cent green infrastructure is missing from this document (CPRE Shepway);
- Natural England advises that the policy should include more reference to the AONB, Green Infrastructure (GI), and long-term stewardship of the GI estate; and
- Kent Downs AONB Unit advises that:
 - The policy fails to incorporate sufficient safeguards to ensure development would mitigate the impacts of the proposal on the Kent Downs AONB;
 - A requirement to improve important gateways into the new town should be included; and
 - The orientation of streets and building heights should be included within the policy to minimise any impact on the AONB.

Policy SS8: New Garden Settlement – Sustainability and Healthy New Town Principles

14.7. Six comments were received to the supporting text of Policy SS8. These raise the following issues:

- Correction to wording to state “serious water stress” rather than “severe” (Environment Agency);
- The environmental dimension of sustainability includes the historic environment and this should be reflected here (Historic England);
- Affinity Water South East region has neither the infrastructure nor water resources to support a new town, which would be twice the size of Hythe (Monks Horton Parish Meeting and Sellindge & District Residents’ Association);
- There is insufficient detail on water use; and
- Safeguarded minerals are not correctly identified (Kent County Council).

14.8. 18 representations were received relating to Policy SS8. These raise the following issues:

- A site-wide heat and power network has the potential to be particularly harmful to the landscape of the AONB (Kent Downs AONB Unit);

- Would like early discussion with the council and other stakeholders to address cross-boundary water supply and quality issues (Dover District Council);
- Insufficient attention has been given to the provision of retail and town centre space – this could cause significant harm to town centres within the district and beyond (CCPIII Shopping Folkestone S.A.R.L.);
- Support ambition for water efficiency and BREEAM standard for non-residential development. Welcome ambition to create a water-neutral development; however this concept should be applied at a large scale, not that of individual homes or even larger developments (Environment Agency);
- The water efficiency target is not achievable;
- The following amendments should be made:
 - The requirement to achieve BREEAM 'Outstanding' standard should be replaced by the requirement to achieve 'Very good' standard with the aim to meet 'Excellent' standard;
 - Water neutrality should be expressed as an "aspiration" rather than an "aim";
 - Zero carbon standards for community buildings should be an aspiration (Quod on behalf of landowners);
- Kent County Council has commented as follows:
 - The policy refers to achieving water neutrality as an "aim" but elsewhere it is referred to as an "aspiration" – to achieve water neutrality a large proportion of the existing housing stock in the district would need to be retrofitted;
 - The importance of maintaining the "integrity of water quality" should be referred to in the policy, as well as the text;
 - The requirement for non-residential buildings to achieve BREEAM "outstanding" standard will lead to large increase in the build costs of schools, which must be met by the development;
 - In relation to a minerals assessment, particular reference should be made to Policy DM7 of the Kent Minerals and Waste Local Plan 2013-30; and
 - Consideration should be given to the impact of the development on non-motorised users along rural lanes, as these routes provide connections for horse riders and cyclists travelling between public rights of way;
- The formation of communities could be given more prominence – this should be given as much priority as economic and environmental aims and objectives (Diocese of Canterbury); and
- Support the aim for construction to be soil neutral, but some movement of soils may make sense (CPRE Shepway).

Policy SS9: New Garden Settlement – Infrastructure, Delivery and Management

14.9. 13 representations were received to the supporting text of Policy SS9. These raise the following issues:

- Ashford borough residents affected by the development have not been consulted;

- Education contributions by developers need to be sufficient to deliver school places if the plan is to be deliverable;
- Kent County Council has commented as follows:
 - The text will need updating following the announcement on the Housing Infrastructure Fund;
 - The text should refer to informal pedestrian and cycle pathways;
 - The achievement of water neutrality should be an aspiration rather than an aim;
 - Letter received from Kent County Council setting out its General Site Transfer Requirements;
- Large developments should not be 'zero-rated' for the Community Infrastructure Levy (CIL) – CIL should be captured alongside Section 278/Section 106 contributions;
- Support the amendment to exclude the garden settlement from CIL (Quod on behalf of landowners);
- Question why a "tariff-based approach" depends on securing Housing Infrastructure Fund monies;
- Question whether all archaeological studies have been carried out, and if new features are found (e.g. a Roman settlement) how will this affect the design of the town;
- The provision of good broadband services should be delivered, but may be costly over such a wide area; the words "where feasible" should be removed; and
- Some members of the group regard the area as Green Belt, and most believe that water supply will be a problem (Go Folkestone Action Group).

14.10.20 representations were received relating to Policy SS9. These raise the following issues:

- Strongly disagree with the strategy for housing development in rural areas, particularly in respect of Otterpool Park;
- Object that there is no mention of how infrastructure will be funded. Concern that infrastructure costs will exceed funds;
- There needs to be more joined-up thinking between organisations covering emergency services, hospitals and education;
- Nearby villages that fall within Ashford borough should also benefit from Section 106 funding, as they will be directly impacted;
- Insufficient attention has been given to retail and town-centre policies – inappropriate development could cause significant harm to town centres in the district and beyond (CCPill Shopping Folkestone S.A.R.L.);
- Contributions and improvements should be secured towards the costs of managing increased visitor impacts on the Area of Outstanding Natural Beauty (Kent Downs AONB Unit);
- Support the emphasis on early delivery of critical infrastructure, particularly primary education, and the approach of prioritising Section 106/Section 278 agreements to secure delivery. This will need to be planned carefully to work within pooling constraints (Education and Skills Funding Agency);
- Southern Water has commented as follows:
 - The site is within Southern Water's wastewater service area network – reinforcement will be required at the "practical point of connection";

- There is no provision to support the delivery of wastewater infrastructure which is funded through mechanisms other than CIL or Section 106 agreements;
- Any upgrades to wastewater treatment works would be funded and delivered through the water industry's five yearly price review process;
- Network improvements will be provided through the new infrastructure charge but Southern Water will need to work with the site promoters to understand the development programme;
- Southern Water has limited powers to prevent connections to the sewerage network even when capacity is limited – planning policies and conditions play an important role in coordinating development and infrastructure;
- Southern Water's infrastructure crosses the site and easements will be required as well as buffers around wastewater pumping stations;
- In relation to a Community Trust, there is a need to make provision for a heritage facility, such as a museum/archive storage (Historic England);
- Kent County Council has commented as follows:
 - An assessment is needed to demonstrate whether or not the development would be compatible with the waste recovery facility at Otterpool Quarry;
 - Reference should be made to the county council's Rights of Way Improvement Plan;
 - Criterion 1(a) should include community and waste facilities;
 - Support for criterion 2(a) – this will prevent the need for retrospective installation of fibre to the cabinet;
 - Support for provision for ducting in criterion 2(d) – this will ensure that impacts on the highway are kept to a minimum as a result of maintenance and repairs;
 - In relation to Criterion 3(a) any route that is not a Public Right of Way or cycle route which is adopted highway will not be maintained by the County Council;
 - Criterion 3(b) – the strategy for stewardship could include street furniture and public art;
 - Criterion 3(b)(vi) – in some cases there may be an opportunity for surface water drainage systems to be adopted by the sewerage undertaker; and
- Social infrastructure provisions should be strengthened. The social dimension should have at least as much priority as economic and environmental objectives. The Diocese has the skills to work with the local planning authority to improve the policy and ensure delivery (Diocese of Canterbury).

Policy SS10: Spatial Strategy for Folkestone Seafront

14.11. Nine representations were received relating to the supporting text of Policy SS10. These raise the following issues:

- Renumbering policies is confusing. Policies should be reviewed where circumstances have changed;
- The policy should remain until the project is complete;

- Any development must recognise that this area has a long history as a place with a nightlife;
- Support the retention of the Harbourmaster's House and the Princess Royal. Would like to see the Fishermen's Museum continue (Go Folkestone Action Group);
- The Seafront scheme will need to complement the town centre shops; the Leas Lift is vital to connect the seafront;
- Support the statement that local partners should work together to improve connectivity between the seafront and town centre;
- Transport links in the harbour area need to be rethought; and
- The proposal to redirect the England Coastal Path along the road was rejected.

14.12. Eight representations were received relating to Policy SS10. These raise the following issues:

- Questions whether the policy is still valid;
- Support the 90 litres/person/day target for water efficiency, but reference to the Code for Sustainable Homes should be deleted (Environment Agency);
- Folkestone and Dover is the most water-stressed area of the UK;
- The policy will need to be updated given the current scheme for the seafront;
- The focus on Folkestone seafront is supported;
- Support the policy and the statement that local partners should work together to improve connectivity; and
- Renumbering the policy is ridiculous. 'Sui generis' and 'A' use classes should be removed. The policy was ignored when granting permissions.

Policy SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone

14.13. Three representations were received relating to the supporting text of Policy SS11. These raise the following issues:

- Adjustments should be made to reflect the consented scheme (removal of the provision of allotments and adjustment of green space at the stadium) (Taylor Wimpey);
- Reference to listed buildings is out-of-date, as four buildings/structures are now grade II listed (The Racquets Court, Concrete Barrack Block, Sir John Moore Library and Risborough Gates) (Taylor Wimpey); and
- Tourism could be greatly improved if the developer was encouraged to retain the last remaining stable block; unfortunately this is destined for demolition.

14.14. Seven representations were received relating to Policy SS11. These raise the following issues:

- The focus on Shorncliffe Garrison is supported;
- The policy should be updated to reflect consented development and national guidance, in particular affordable housing provision and reference to the Code for Sustainable Homes (Taylor Wimpey);

- Support the 90 litres/person/day target for water efficiency, but reference to the Code for Sustainable Homes should be deleted (Environment Agency);
- There is no mention of heritage – the site contains heritage artefacts. Reference should also be made to the Seabrook Valley;
- The National Planning Policy Framework has not been adhered to when it comes to delivering historic interpretation; and
- Renumbering the policy is ridiculous. Heritage features of the site are not being preserved or investigated properly – the policy has not safeguarded these features.

Part 5 – Core Strategy Delivery

15. Section 5.1: Core Policies for Planning

15.1. 62 representations were received relating to Section 5.1. These comprise 37 comments on the supporting text and 25 comments on the policies (CSD1-5).

15.2. Comments on the supporting text raise the following issues:

- More homes should be developed in Folkestone town centre alongside new parking for residents and shoppers – the decline in shopping space needs to be managed (Go Folkestone Action Group);
- Affordable housing targets should remain at 30 per cent;
- The Royal Victoria Hospital site should be used for the elderly;
- Creating travellers' sites is concerning;
- There is a serious lack of public toilets;
- The Heritage Strategy is still in draft and the Destination Management Plan has not been adopted;
- A local list of heritage assets is needed;
- Heritage assets are not being considered positively (Royal Military Canal, Shorncliffe Garrison);
- The windmill at Stanford (Grade II*) needs to be included on Figure 5.2;
- Assessing the suitability of future development must consider the impact on the Kent Downs (e.g. Port Lympne) (Kent Downs AONB Unit);
- Adequate parking needs to be provided for the coastal park;
- Reference to "special water scarcity status" need to be updated (Environment Agency);
- The strategy for water supply and management needs to be comprehensively reviewed and supported by detailed independent studies;
- The draft Water Resources Management Plan currently out for consultation does not cater for the housing growth proposed;
- The district falls within one of the most water-stressed areas of the UK with less fresh water per person than Morocco;
- The use of grey water can play a significant role in new developments;
- The updated Water Cycle Study is needed now;
- Welcome the aspiration for water neutrality, but this needs to be applied at a large scale rather than for individual homes. New water consumption needs to be balanced by reductions elsewhere (Environment Agency; Kent County Council); and
- Occupation of developments needs to be aligned with the delivery of the requisite sewerage infrastructure (Southern Water).

Policy CSD1: Balanced Neighbourhoods

15.3. 10 representations were received relating to Policy CSD1. The representations raise the following issues:

- Smaller scale housing development around Lympne, Westenhanger and Sellindge is needed which suits the rural character and is truly affordable;
- The housing market area should include Ashford (CPRE Shepway);

- House-building should only be allowed where sufficient affordable housing is included;
- The proportion of affordable housing should be maintained at 30 per cent;
- On the Romney Marsh and the AONB the affordable target should be set at 30 per cent with a further 20 per cent for retirement homes;
- The requirement for a 30/70 shared equity/affordable rent-social rent split will be inappropriate for a number of allocations;
- Support the provision of 22 per cent affordable housing, subject to viability and welcome the acknowledgement that the split of tenures is a starting point (Quod on behalf of landowners);
- Support the lower threshold for affordable housing provision in the AONB (Kent Downs AONB Unit);
- There should be more one- and two-bedroom terraced, semi-detached, flats and maisonettes for first-time buyers;
- The policy does not reflect the broader range of affordable housing (starter homes, discounted market sales, shared ownership and rent-to-buy) in the consultation National Planning Policy Framework (NPPF) (Taylor Wimpey); and
- Reference to rent-to-buy should be made within the policy as well as the text (Rentplus Ltd).

Policy CSD2: District Residential Needs

15.4. Five representations were received relating to Policy CSD2. The representations raised the following issues:

- The policy should be updated to reflect the broader definition of affordable housing in the draft NPPF. Requirements for housing mix and tenure should be amended to avoid unnecessary prescription. It is not clear how the policy will be monitored (Taylor Wimpey);
- The housing mix is difficult to forecast too far ahead;
- Units for older people should not be limited to the garden town and Sellindge (CPRE Shepway);
- The policy should indicate what will be done to house the older population;
- The mix at Otterpool Park will look to meet the target mix, dependent on viability and deliverability and ensuring flexibility between phases. Amendments should be made as follows:
 - The requirement for sizes of houses to be split by tenure is too prescriptive; it should be expressed as a maximum percentage of one bed dwellings and a minimum percentage of three bed dwellings;
 - The requirement for specialist units for older people should be widened to include Use Class C2, in addition to Class C3(b) (Quod on behalf of landowners);
- Rents should be capped to help people in low paid jobs; and
- An excess of new property risks creating a stagnant property market.

Policy CSD3: Rural and Tourism Development

15.5. One representation was received relating to Policy CSD3. This states that the policy needs to incorporate the findings of the Heritage Strategy and Destination Management Plan.

Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation

15.6. Six representations were received relating to Policy CSD4. These raise the following issues:

- Development that would involve the loss, or prejudice the use, of playing fields is strongly resisted (Sport England);
- References to encouraging healthy living and active lifestyles are welcomed and could be strengthened by referencing Sport England's Active Design Guidance;
- The focus on the natural environment and policies to protect and enhance biodiversity are welcomed (Environment Agency);
- Support the development of a robust strategy for mitigating recreational disturbance to European-designated sites (RSPB);
- The wording and principles should be strengthened to ensure that net gains in biodiversity can be achieved (Natural England); and
- The location, scale and complexity of the garden settlement means that there are significant environmental implications, but the development offers the opportunity for an ambitious blue and green infrastructure strategy for people and wildlife (Natural England).

Policy CSD5: Water and Coastal Environmental Management

15.7. Three representations were received relating to Policy CSD5. These raise the following issues:

- The policy could refer to the Water Framework Directive, as is referenced in the text (Environment Agency);
- Adequate foul sewer capacity must be provided in line with development. Brownfield development must address contamination, however, this can lead to conflicts with sustainable drainage, as infiltration drainage is not always appropriate (Environment Agency); and
- The target for water consumption should be reduced to 90 litres/person/day.

16. Section 5.2: Areas of Strategic Change

16.1. 103 representations were received relating to Section 5.2. These comprise 60 comments on the supporting text and 43 comments on the policies (CSD6-9).

16.2. Six comments were received on the general supporting text. These raise the following issues:

- Support for priority areas of regeneration (Table 5.1);
- Welcome references to improving educational attainment and the need for development to facilitate improvements to education (Education and Skills Funding Agency);
- The text should state that the council will support development proposals associated with the decommissioning of Dungeness 'A' (Nuclear Decommissioning Authority);

- Consents for London Ashford Airport should not be seen as a limit of future expansion, but as an opportunity for further investment in the district and to improve links between the UK and mainland Europe. Planning policy will not be effective without a policy to support this (London Ashford Airport); and
- The Sellindge Strategy must also incorporate the A20 Barrow Hill, which is over one third of the village of Sellindge.

Policy CSD6: Central Folkestone Strategy

16.3. 13 comments were submitted to the supporting text to Policy CSD6. These raise the following issues:

- A university or tertiary education facility should be created, using a combination of development arc, Kent College and Otterpool Park, joined by rail links (Go Folkestone Action Group);
- The University Centre Folkestone is now the Sixth Form Centre;
- The harbour development has failed to make use of the town's coastal location to attract tourists and will harm the setting of The Leas;
- Investment in the restoration of the Leas Lift should be a priority within the first phase of the plan period rather than "over the plan period";
- While Figure 5.5 recognises the cliff as a barrier to movement in Folkestone, the road and rail system also restricts access;
- Folkestone town centre needs new buildings (including large shops and car parks) with appropriate tourist and boutique shops on the seafront and 'click and collect' and retail warehouses at Park Farm (Go Folkestone Action Group);
- Fail to see any contribution by the harbour owner to reintegrating maritime activities;
- Support improved connections to the sea and visitor attractions from the town, but these cannot be delivered by the land at Folkestone seafront alone; and
- While cycling in Folkestone is supported, there are considerable differences in level between the town and the seafront.

16.4. Four representations were received relating to Policy CSD6. These raise the following issues:

- References to meeting needs for education infrastructure are supported; the next version of the plan should include more detail. The Education and Skills Funding Agency would like to be included in discussions on potential site allocations;
- More needs to be done to provide a supportive framework for creative and digital industries (The Creative Foundation);
- Support requirement for new development to improve connectivity to and within the town centre; and
- Heritage policies are too late to avoid destruction of heritage assets.

Policy CSD7: Hythe Strategy

16.5. One representation was received relating to the supporting text to Policy CSD7. This raised the following:

- Problems at the A259/A261 junction will be exacerbated by additional traffic from the Martello lakes development and Otterpool Park.

16.6. Four representations were received relating to Policy CSD7. These raise the following issues:

- Welcome references to the need for development to improve education facilities. The next version of the plan should clarify requirements, sites and timescales, while retaining a degree of flexibility (Education and Skills Funding Agency);
- Welcome plans to improve bus links to railway stations, but question the deliverability of this, given that the bus company is privately owned; and
- Priorities for investment should be identified.

Policy CSD8: New Romney Strategy

16.7. Eight representations were received relating to Policy CSD8. These raise the following issues:

- Romney High Street is congested, schools are overcrowded and health facilities are in crisis – developers should be improving infrastructure rather than creating problems and walking away;
- Impacts on the High Street and public safety need to be seriously considered – provision of a southern by-pass road is fundamental;
- There is only one road that all residents must use to vacate the whole of Littlestone, Greatstone and Lydd-on-Sea;
- Romney Marsh should not be seen as suitable for large-scale development;
- Proposed development in Cockreed Lane, New Romney should be cancelled;
- Occupation of the development should be aligned with the delivery of sewerage infrastructure, ensure future access to infrastructure and include a buffer between housing and pumping stations (Southern Water);
- Support policy but question the need for a masterplan, given that parcels already have planning permission (Gladman Developments Ltd.); and
- Land north of Cockreed Lane should be included within the policy (Christ Church College).

Policy CSD9: Sellindge Strategy

16.8. 40 representations were received relating to the supporting text to Policy CSD9. These raise the following issues:

- Ashford and Canterbury hospitals will not cope with all development. Sellindge surgery cannot recruit doctors and serves ten other villages. Concern that a new health centre at Otterpool will also be for the residents of Sellindge but it is not clear when it will be built;

- Barrow Hill is a very valued part of Sellindge village, despite being severed by the motorway and railway bridges (Sellindge Parish Council);
- The description of Barrow Hill as being “severed” with a “poor sense of place” is inaccurate. Barrow Hill must have the same traffic-calming as the rest of the village;
- Existing planned development should be built before considering even more;
- Object to Rhodes House/Homelands Close development;
- The development of high grade agricultural land should be a last resort;
- Development will ruin the rural character of the village;
- Any new homes should be no more than two storeys in height;
- Future development must have the same amount of community engagement as the previous proposals did (they were supported). Community feel that the additional development is being imposed on them. The facilities and infrastructure should be provided for the additional 600 dwellings – residents should not have to travel elsewhere (Sellindge Parish Council);
- Excellent opportunity to have an all-weather footpath/cycleway to Westenhanger station;
- Improved connection to Swan Lane must be a pedestrian/cycleway, not a vehicular link (Sellindge Parish Council);
- Key time to plan a Sellindge bypass as part of the access road into Otterpool, West of Otterpool Lane and the A20, coming out west of Sellindge Church;
- With Brexit the A20 and M20 could be gridlocked with port traffic;
- Having large delivery lorries accessing the site would not be safe;
- A contraflow capability is needed during motorway incidents, maintenance and Operation Stack, to ensure that the M20 can remain operational without having to divert motorway traffic along the A20;
- Woodland planting should be used to the north boundary of Bucknell Trust land and development should only be on land between the A20 and M20 to mitigate any impacts (Sellindge Parish Council);
- The boundary should be heavily landscaped in all locations;
- Land between the M20 and fast rail link, East of Grove Bridge, Barrow Hill, also has significant fauna, flora and habitat. This must be protected (Sellindge Parish Council);
- Support for the use of new technologies to achieve low carbon and low waste with aspiration for carbon neutrality (Sellindge Parish Council);
- Picture 5.8: Sellindge Strategy should identify Places and Policies Local Plan allocations;
- The Taylor Wimpey site (The Lees) is a welcome addition to Sellindge; and
- Proposals that fail to deliver community infrastructure should be resisted (Sellindge Parish Council).

16.9. 27 representations were received relating to Policy CSD9. The representations raised the following issues:

- 600 dwellings represents a major expansion of strategic scale in the rural North Downs area within the Kent Downs AONB and would have potential

cumulative impacts with the garden town of Otterpool (Kent Downs AONB Unit);

- The building of 1,300-1,600 homes is not sustainable;
- The big increase in population can only lead to massively increased congestion, noise, pollution and increased consumption of natural resources;
- The existing masterplan for Sellindge, arrived at through a democratic process, should not be overridden;
- The northern part of this proposal has already been granted consent, without the grace to wait for this consultation to conclude;
- Plans should not be expanded from what was originally planned (250 homes) - it will swamp the village out of all recognition;
- Object to the allocation around Grove House or any site that will turn the village into an ugly suburban settlement;
- Barrow Hill should be incorporated into the policy, along with the allocated site in the Local Plan⁴. Taking the footpaths away from under Grove Bridge will cause extreme danger to life - Kent County Council state that there is not enough room for two-way traffic and a path. A Sellindge bypass must be considered which would reduce congestion and benefit Otterpool Park (Sellindge Parish Council);
- Much of the traffic will use the A20 which will be inadequate, particularly at peak times. Those wishing to travel to Canterbury will use the B2068 which has been an accident blackspot for many years;
- Concern about road safety with more traffic on single track lanes;
- Key time to plan a Sellindge bypass as part of the access road into Otterpool, West of Otterpool Lane and the A20, coming out west of Sellindge Church;
- Water supply struggles to meet existing demand - there is a risk of water shortages if there is a substantial increase in housing stock;
- Strategic-scale sites must be balanced against housing delivery and providing choice so that smaller housebuilders, as well as national operators, can work together;
- Reference to education infrastructure is welcome but the plan should provide site-specific policies (Education and Skills Funding Agency);
- Criteria need to be amended to ensure occupation is phased to align with delivery of sewerage infrastructure and ensure future access for maintenance and improvement (Southern Water);
- Support from landowners of allocated sites;
- The requirement for a masterplan is unrealistic. The policy should be amended to: refer to 20 per affordable housing; remove reference to the provision of allotments; and refer to payment towards improvement of the doctor's surgery, rather than "expansion" (Taylor Wimpey);
- Object to the allocation of the land to the west of Sellindge over the more sustainable site of land at Elm Tree Farm to the rear of Sellindge Primary School for the delivery of 188 dwellings (Quinn Estates);
- Object to the 'double pooling' of the financial contributions and that the development should be CIL exempt (Quinn Estates);
- Kent County Council:

⁴ Places and Policies Local Plan, Policy ND5: General Sellindge Policy

- Supports criteria for bridleways and cycle routes but would expect the improvements to be fully funded by development contributions;
- Expects improvements to traffic-calming features at key locations and suggests that an off-site shared-use pedestrian and cycle route is considered to provide a realistic alternative to the car, encouraging active travel;
- Suggests amendments with regard to water usage and fibre-to-premise broadband;
- Supports the inclusion of a village green/common and pedestrian and cycle enhancements, but there should be a focus on improving cycle infrastructure within large developments and creating attractive routes between larger settlements; and
- Natural England concurs with the findings drawn in the Sustainability Appraisal regarding Sellindge.

17. Section 5.3: Implementation

17.1. Two representations were received relating to Section 5.3. These raise the following issues:

- Budget constraints are a major risk to the plan; and
- The monitoring of retail provision and the health of centres is essential; however, it is equally important to monitor regularly how changes in the retail sector and the economy may be affecting the demand side (CCPIII Shopping Folkestone S.A.R.L.).

Part 6 – Appendices

18. Appendix 1: Monitoring and Risk

18.1. Three representations were received relating to Appendix 1. These raise the following issues:

- Reference to achieving national Creative Enterprise Zone status should be included (The Creative Foundation);
- The use of vacancy rates to monitor the health of town centres is inadequate – monitoring should be expanded to include changes in retail occupancy, mix of uses and the proportion of national multiple stores, at the very least (CCPIII Shopping Folkestone S.A.R.L.); and
- Risk factors relating to the health of the national economy and the local housing market should be identified as “high” rather than “low”; development should be scaled-back and Otterpool Park abandoned.

19. Appendix 2: Glossary of Terms and Technical Studies

19.1. Two representations were received relating to Appendix 2. These raise the following issues:

- Lack of evidence invalidates the consultation – the period for responses should be extended or consultation repeated; and
- The local list is not mentioned and references to “Shepway” are outdated.

20. Core Strategy Review – Sustainability Appraisal

20.1. Six representations were received relating to the Sustainability Appraisal. These raise the following issues:

- Without knowing what mitigation is proposed, it is impossible to say if the Core Strategy Review is sustainable;
- The impacts of strategic-scale development on Objective 3b: Landscape are significantly underestimated (Kent Downs AONB Unit);
- Several of the objectives are contradictory and not achievable:
 - SA1 – the area needs more truly affordable housing;
 - SA3 – development would cause significant harm to the district's landscape;
 - SA4 – nothing in the plan takes Folkestone's heritage into account;
 - SA6 – a large area of greenfield land is to be developed, but this is not mentioned under SA6. Positive effects under SA6 do not match the negative effects for all options for Sellindge;
 - SA7 – does not identify the severity of impacts on agricultural land quality, contaminated sites or the decommissioning of the nuclear power station;
- Reference to the Water Resources Management Plan needs to be updated (Kent County Council);
- With regard to the garden settlement, net biodiversity gains could be achieved if net gain can be secured over and above any residual losses – the policy wording should be strengthened in this respect. Beneficial effects will depend on long-term stewardship (Natural England); and
- The garden settlement will have significant impacts on views from the escarpment – substantial and innovative avoidance and mitigation will be required; not just structural landscaping, but also the design of walls and roofs and the use of 'green' roofs and walls. Possible major negative impacts should be recorded for SA3 (Natural England).

21. Core Strategy Review – Habitats Regulations Assessment

21.1. Two representations were received relating to the Habitats Regulations Assessment (HRA). These raise the following issues:

- In relation to in-combination assessment, whilst the Places and Policies Local Plan has been included in terms of air quality, it is less clear whether other impacts, principally recreation pressure, have been included. Also, it is not clear what level of housing has been assessed. Policy SS6 states a minimum of 5,500 homes within the plan period with potential future growth up to 10,000 homes beyond, within the proposed allocation area. We advise the upper limit of 10,000 homes for the garden settlement, in addition to the Sellindge extension, forms the basis of the HRA. Notwithstanding this, Natural England concurs with the findings of the HRA, subject to caveat (Natural England); and
- The HRA is difficult to understand, digest and comment on.

Appendix 2: Core Strategy Review – Alternative Site Submissions (submitted during consultation 29 March – 18 May 2018)

Comment number	Promoter / agent	Site	Comments
528	Jennifer Owen & Associates Ltd on behalf of E Charlier & Sons Ltd	Etchinghill Nursery, Etchinghill	Proposed as extension to site allocated in the Places and Policies Local Plan. Proposed for 30 dwellings or 10,000sqm commercial space.
544	CBRE Ltd on behalf of CBRE Global Investors	Booker Wholesale, Park Farm, Folkestone	0.7ha in size. Representation seeks removal of employment designation.
561	Indigo Planning on behalf of McKay Securities Ltd	Five Acre Estate, Park Farm, Folkestone	1.5ha in size. Representation seeks allocation for 15,000-20,000sqm trade counter, commercial, industrial, retail floorspace.
561	Indigo Planning on behalf of McKay Securities Ltd	Three Acre Estate, Park Farm, Folkestone	1.2ha in size. Representation seeks allocation for 8,000sqm employment, commercial, retail floorspace.
562	Barton Willmore on behalf of 21 Holdings Ltd	Land at the Piggery, Ashford Road, Sellindge	13.8ha in size. Representation seeks allocation for 250 dwellings.
712	Iceni on behalf of Quinn Estates	Land rear of Rhodes House, Main Road, Sellindge	Resolution to grant outline planning permission (Y16/1122/SH) for development of a neighbourhood extension for the creation of up to 162 houses including affordable, self-build and retirement housing, up to 929sqm Class B1 Business floorspace, allotments, recreational ground and multi-use games area, nature reserve and associated access, parking, amenity space and landscaping (3 April 2018). Representation supports the allocation but objects to the application of Community Infrastructure Levy to the site.
712	Iceni on behalf of	Land at Elm Tree Farm, rear of	Alternative site proposed as replacement for site allocation to west of Sellindge (Core

Comment number	Promoter / agent	Site	Comments
	Quinn Estates	Sellindge Primary School, Sellindge	Strategy Review policy CSD9). Proposed for 188 dwellings.
584/585	Savills on behalf of Christ Church, Oxford	Land north of Cockreed Lane, New Romney	4.7ha in size. Representation seeks allocation of site north of Cockreed Lane, in addition to allocated sites south of Cockreed Lane (Core Strategy Review policy CSD8).
588	Savills on behalf of The Aspinall Foundation	Land north of Aldington Road (zoo car park), Port Lympne	Site is within the allocated area of policy SS6: New Garden Settlement. Representation seeks flexibility to bring forward site early in the plan period.

YEAR	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	TOTAL
New Garden Settlement	0	0	0	325	325	325	400	400	400	400	400	400	400	400	400	450	450	450	450	6,375
Policy CSD9: Sellindge phase 2	0	0	50	50	50	50	50	50	50	0	0	0	0	0	0	0	0	0	0	350
Places and Policies allocations (without permission)	0	0	186	339	271	224	189	45	17	0	0	0	0	0	0	0	0	0	0	1,271
Places and Policies allocations (with permission)	12	31	86	108	98	27	21	0	0	0	0	0	0	0	0	0	0	0	0	383
2013 Core Strategy Policy CSD8: New Romney	0	0	27	27	27	27	27	0	0	0	0	0	0	0	0	0	0	0	0	135
Not started at 31 March 2017	196	191	124	118	109	109	64	64	64	64	55	22	45	45	45	45	45	45	45	1,495
Under construction at 31 March 2017	311	212	190	160	148	140	140	140	140	140	140	124	60	60	60	71	0	0	0	2,236

Windfall allowance	0	0	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	935
ANNUAL TOTAL	519	434	718	1,182	1,083	957	946	754	726	659	650	601	560	560	560	621	550	550	550	13,180
ANNUAL REQUIREMENT	676																			12,844

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Foreword

Foreword

Core Strategy Local Plan Review

Submission Draft Core Strategy Review Consultation

[To be agreed with the Cabinet Member for the District Economy]

Cllr John Collier,

Cabinet Member for the District Economy

Introduction

1 Introduction

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- Policy SS3 'Place-Shaping and Sustainable Settlements Strategy'
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Core Strategy Delivery

- Policy CSD1 'Balanced Neighbourhoods'
- Policy CSD2 'District Residential Needs'
- Policy CSD3 'Rural and Tourism Development'
- Policy CSD4 'Green Infrastructure of Natural Networks, Open Spaces and Recreation'
- Policy CSD5 'Water and Coastal Environmental Management'
- Policy CSD6 'Central Folkestone Strategy'
- Policy CSD7 'Hythe Strategy'
- Policy CSD8 'New Romney Strategy'
- Policy CSD9 'Sellindge Strategy'

1.1 About the Core Strategy

About This Document

Core Strategy Review

1.1 This document is the Submission version of the Core Strategy Review (known as the Regulation 19 plan). This version follows the previous draft (Regulation 18) which was consulted on between 29 March and 18 May 2018.

1.2 The Submission Draft Core Strategy Review has been published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Submission Draft has been published so that representations relating to issues of 'soundness' can be made before the plan is submitted to the Secretary of State. Comments from the public, landowners, developers and other stakeholders will be considered alongside the submitted plan by an independent planning Inspector, who will be appointed by the Secretary of State to examine the plan.

1.3 The purpose of the examination is to consider whether the Core Strategy Review is **legally compliant** and whether it is **sound**. The government's National Planning Policy Framework states that plans are "sound" if they are:

- **Positively prepared** - providing a strategy which seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical and sustainable to do so;
- **Justified** - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period, and based on effective joint-working on cross-boundary strategic matters; and
- **Consistent with national policy** - in accordance with the policies in the National Planning Policy Framework.

1.4 The form for submitting comments by post, and the Objective system for submitting comments online, therefore contain sections relating to legal compliance and soundness. It will be helpful to the Inspector if you ensure that your comments relate to these matters:

- **Legally compliant** - if you are making comments on the way in which the Core Strategy Review has been prepared, it is likely that your comments will relate to a matter of legal compliance; and/or
- **Sound** - if you want to comment on the content of the Core Strategy Review, it is likely that your comments will be related to the soundness of the document, under one or more of the headings set out above.

Within the Core Strategy Review some policies are new, some are amended and some are largely unchanged from the Core Strategy that was adopted in 2013. However, **you can make comments on any part of the Core Strategy Review whether it is new, amended or unchanged**. Comments can be made against the policies (in purple boxes), supporting text, diagrams and appendices. Comments can also be made against the accompanying Sustainability Appraisal and Habitats Regulations Assessment.

1.5 If you would like to see changes to the wording of a policy, then it would be helpful to the Inspector if you set out how you think the policy should be worded.

1.6 To assist you in making your comments:

- If you make comments through the online consultation portal, you will be automatically prompted to comment in relation to the legal compliance and soundness of the Core Strategy Review. A guidance note is provided; or
- If you make comments by email or in writing, a form and guidance note are available for you to download.

1.7 Comments can be made in a number of ways as set out below:

Using the consultation portal

1.8 Comments on the Core Strategy Review can be made directly online, against the policies or text that they relate to, using the consultation portal. This can be found on the council's website: www.folkestone-hythe.gov.uk and then following the links to the Core Strategy Review consultation.

Using a response form

1.9 Alternatively, a response form (for filling in electronically or printing out) can be downloaded from the council's website.

1.10 This form can be returned:

- By email to: planning.policy@folkestone-hythe.gov.uk
- By post to: Planning Policy, Folkestone & Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY.

For queries about the consultation

1.11 If you have any queries about this consultation, or would like further advice about how to make your representation, please contact the planning policy team:

- Email: planning.policy@folkestone-hythe.gov.uk
- Telephone: 01303 853000 and ask for the planning policy team.

Other planning documents

1.12 The principal focus of the Core Strategy Review is on strategic-scale growth within the district. In parallel with this Core Strategy Review, the council is also finalising the **Places and Policies Local Plan**, which identifies small- and medium-sized sites for development throughout the district for the period to 2031. **The Places and Policies Local Plan is being prepared through a separate process and sites within that document are not considered in this consultation.**

Role of the Core Strategy

1.13 Development in England is guided by national and local policy. At the local level the district's Local Plan documents direct change by forming the basis for deciding planning applications for development, and also through guiding public and private sector investment decisions.

1.14 The Core Strategy **Review** is a long-term plan bringing together the aims and actions of the government, local councils, residents, businesses and voluntary groups, by managing development. **When it is finalised it will replace** the current 2013 Core Strategy **which** was adopted on 18 September 2013. ⁽¹⁾

Role of the Places and Policies Local Plan

1.15 The Places and Policies Local Plan (PPLP), proposes to allocate approximately 1,600 dwellings across many small- and medium-sized sites following the framework set by the 2013 Core Strategy (some of these sites now have planning permission). The PPLP will also provide a new suite of development management policies to replace the saved policies from the Local Plan Review 2006. Once **the PPLP** is adopted it will ensure that the council has sufficient allocations to meet **development needs to 2030/31**.

1.16 **However, local planning authorities are now required to review their plans at least once every five years and update them as necessary.** A review of the Core Strategy is now **underway which proposes changes to meet development** requirements over a longer period **to 2036/37**. **The development proposed in the PPLP has been taken into account in setting the development targets in the Core Strategy Review.**

Community Infrastructure Levy

1.17 A Community Infrastructure Levy (CIL) Charging Schedule was adopted by the council on 20 July 2016 and CIL has been in operation from 1 August 2016. CIL provides financial contributions from development to support infrastructure based on a flat-rate fee per square metre of development. Proposals for a new garden settlement within the district will necessitate some amendments to the CIL Charging Schedule; this is explained further in Section 4.6: Strategic Allocations.

Preparation of the Core Strategy Review

1.18 Core Strategy **Review** proposals flow from evidence including technical research and the results of public participation. The first public consultation on the Core Strategy Review (Regulation 18) **was undertaken in March to May 2018. The current consultation is the Submission Draft (Regulation 19) consultation before the plan is submitted to the Secretary of State for public examination.**

1.19 Information sources directly guiding the content of the Core Strategy Review include the following:

- **Views and ideas put forward by the public** - In response to consultation **on the Regulation 18 Core Strategy Review;**
- **Evidence in the form of technical studies** - **Including the** Strategic Housing Market Assessment (SHMA) report **and** Growth Options Study, **an assessment that identifies** land in the district suitable for strategic level development.⁽²⁾ Sustainability Appraisal and Habitats Regulations Assessment (Appropriate Assessment) also inform policy in an iterative way; and
- **National policy** - **An update of the** National Planning Policy Framework (NPPF) **was published by the Ministry of Housing, Communities & Local Government in July 2018. The NPPF must be taken into account by local planning authorities when they prepare their development plans. The government also publishes online** Planning Practice Guidance (PPG), **which is updated periodically.**

1.20 Other documents relevant to the production of the Core Strategy **Review** include:

¹ **The list of policies that will be replaced is set out in Appendix X.**

² This is described in Section 4.6: Strategic Allocations.

- Council Corporate Plan 2017-2020; and
- The Statement of Community Involvement (SCI) 2015, and other district planning policy documents such as Authority Monitoring Reports.

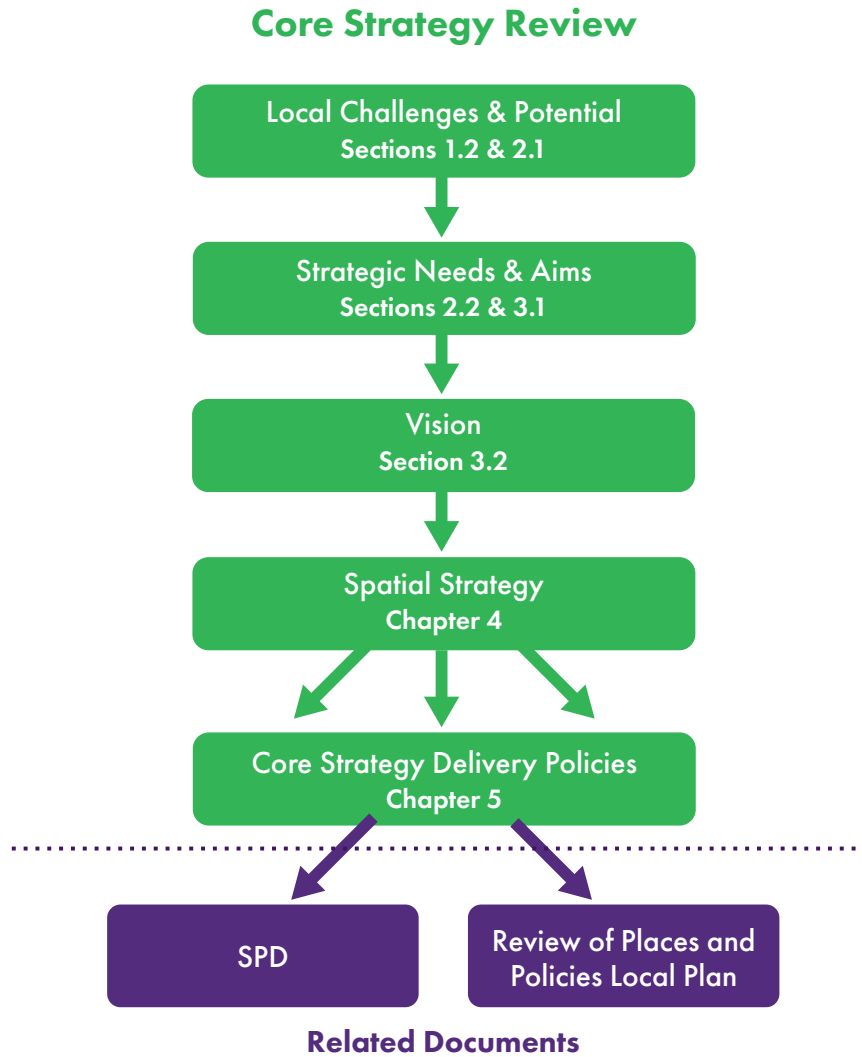
Timescale and Structure of the Document

1.21 The Core Strategy Review sets out a long-term vision for the district from 2018/19 to 2036/37. As the focus of many organisations is more immediate, the Core Strategy **Review** can guide their forward planning and lead the co-ordination of long-term development.

1.22 The government has introduced a requirement for local planning authorities to review their plans at least once every five years to assess whether they need updating. Reviews should be completed no later than five years from the adoption of the plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Plans are likely to require an earlier review if local housing need is expected to change significantly in the near future⁽³⁾. The council will monitor the effectiveness of the plan through Authority Monitoring Reports and update the policies should circumstances or national policy change.

1.23 As illustrated in Figure 1.1, the Core Strategy looks firstly at context, to identify key issues, needs and plan aims. After this, and a guiding vision, is the spatial strategy at the heart of the document. It then focuses on implementation and the core policies and areas of change necessary for delivery. Specific policies are included in the Spatial Strategy and Core Strategy Delivery sections (policies labelled 'SS' and 'CSD' respectively).

3 NPPF, paragraph 33



Structure of the Core Strategy

Figure 1.1 Structure of the Core Strategy

1.24 A summary illustration of proposals is shown in the Key Diagram (Figure 4.1) in section 4.1. Other aspects are highlighted in coloured panels throughout the document as follows:

Pink panels: Fundamental issues for the **Core Strategy Review** brought together in **four Strategic Needs**.

Grey panel: The overall **Vision** for the district established in the Core Strategy **Review**.

Purple panels: Specific **Core Strategy Review policies**. These policies will be used to make decisions on planning applications alongside other relevant considerations, such as the National Planning Policy Framework and Planning Practice Guidance.

Green panels: References and data presented for further **information and guidance**.

Structural Drivers of Change and Place Shaping

1.25 The Core Strategy Review will help guide the district through changing pressures. Some of these forces are readily apparent or widely recognised, be it for action to regenerate towns such as Folkestone, or for protection of countryside assets. Yet to plan for the long-term, consideration is needed of the context for development now and in the future.

1.26 Environmental, social and economic change is occurring with increasing rapidity. Places and communities will continue to face pressures, much of which is driven by major structural shifts impacting widely on places and settlements in different localities and regions. Whether positive or negative, many of the trends have origins in major national and global transitions.

1.27 The role of the Core Strategy **Review** is to formulate a consistent local response to these 'structural drivers' which provide a background to development.

1.28 Due to the complex impact of these changes, an active strategy for the future of localities is required. These influences are related to specific features of the district in devising a forward-looking approach in Chapter 2 'Strategic Issues'.

1.29 Planning is the leading mechanism to co-ordinate individual actions and investment in the local environment, economy and communities. This planning document addresses implications of change through a 'place-shaping' approach. It concentrates on specific settlements and localities to deliver place-shaping to meet the district's needs. The most resilient strategy to manage change is to draw from the district's own characteristics and unique potential.

1.30 A guiding 'vision' for the future is set out in Chapter 3. The council is keen to work with partners to allow places to develop sustainably and form a stronger sense of place, and the district's development plans should be a key part of planning by local agencies.

1.31 The Spatial Strategy (Chapter 4) provides a long-term, integrated approach to this end. It includes the major cross-cutting policies, strategic allocations, the key diagram and an overview of proposed features of change.

1.2 About Folkestone & Hythe

1.32 This sub-section provides a descriptive 'portrait' of the places that make up the district, their heritage and continuing evolution. Chapter 2 analyses the associated strategic issues.

1.33 Folkestone & Hythe is a coastal district in south eastern England and home to a diverse collection of towns, villages and environments. Chiefly rural in nature, the district is large and covers approximately 363 sq. km (140 sq. miles) stretching from the East Sussex border (near Rye) in the south west, across the low-lying Romney Marsh and through to Folkestone and the escarpment and the hills of the Kent Downs in the north. The settlements and districts of Ashford, Dover and Canterbury adjoin the district in eastern Kent. Folkestone is the primary town, accounting for just under half of the district's 111,200 population (2016 Mid-Year Population Estimates (Census based)).

1.34 Although the district has some infrastructure constraints, it also benefits from some excellent infrastructure and transport connections, by road (M20), by rail (high speed, Eurostar and local lines) and by air (London Ashford Airport at Lydd), is home to the channel tunnel at Folkestone (junction 12a of the M20) and is just a short distance from the UK's busiest ferry port at Dover. The district is therefore well placed to capitalise on this outstanding infrastructure by providing opportunities for business growth and inward investment.

1.35 The district has particularly contrasting rural landscapes and urban environments. Many parts have a varied and strong character, creating a whole that exhibits attractive countryside, a stunning coastline and a variety of towns and villages each with their own rich history. The district has also played a unique role in the nation's defence over centuries, including in the creation of the modern British army, which is reflected in a wealth of heritage assets.

1.36 The district is an administrative area; regard should be had to its constituent elements that shape perceptions of the area. The Core Strategy Review identifies three district character areas as a tool to more clearly articulate strategic proposals:

- **The Urban Area** - The towns of Folkestone and Hythe form a continuous built-up area by virtue of the connecting coastal neighbourhoods of Sandgate and Seabrook, and this can be defined as the Urban Area. The urban area is bound by the sea to the south and escarpment to the north.
- **The North Downs Area** - The north of the district is predominantly but not exclusively protected for its landscape quality, part of a wider area known as the Kent Downs Area of Outstanding Natural Beauty (AONB). The North Downs area is centred on traditional villages such as Elham and Lyminge, and the large settlement of Hawkinge within the AONB. It includes a significant rural area near Hythe, encompassing the villages of Lympe and Sellindge which lies outside the national landscape designation, where the three character areas meet and includes the strategic infrastructure of the M20 motorway, junction 11, High Speed 1 rail and domestic services, including Westenhanger railway station. This area is bound by Ashford Borough to the west and the AONB, which wraps around to the north and east forming the Postling Vale, with the Hythe to Lympe escarpment to the south. This area extends almost to the district's eastern boundary with Dover, and west as far as Hythe.
- **The Romney Marsh Area** - South and east of the North Downs Area is the distinctive area of countryside commonly known as Romney Marsh. Within this lie New Romney and Lydd, other coastal communities, small inland villages and the Dungeness peninsula.



The Three District Character Areas

Figure 1.2 The three district character areas

1.37 The **Urban, North Downs and Romney Marsh Areas** are used to reflect the diverse nature the district; for clarity their extent is organised around ward boundaries as shown in Figure 1.2 above. The attributes of these areas are now considered.

The Urban Area

1.38 Folkestone, in the east, is the district's main town with a population of approximately 46,500. International trade, quarrying, farming, military activity, fishing (and smuggling) underpinned the local economy for many centuries, until the coming of the railway in the 1840s led to new prosperity for Folkestone as a highly fashionable sea-bathing resort. Especially in its inner western and coastline area (West End), the town retains much of its Victorian and Edwardian splendour including hotels and the mile-long Leas Promenade. However, many buildings have been lost as a result of the two World Wars and postwar redevelopment, and issues remain with the impact of sub-divided dwellings and the management and maintenance of some privately-owned housing. Communities in inner and northern Folkestone now form some of the most deprived in Kent.



Picture 1.1 Images of Folkestone

1.39 The town's location as a key coastal 'gateway' has meant that in times of international conflict it often had a high profile. Since its Victorian heyday, and particularly in the post-war twentieth century, its prominence gradually declined. Changes in the national economy hit the town's maritime and tourism industries, leading to an almost complete dissociation between local life, commerce and the sea.

1.40 Folkestone retains its advantageous position as a gateway to Europe through the investment in significant infrastructure. The Channel Tunnel Terminus at Cheriton allows direct rail-based connections from London and the rest of the country to continental Europe. The nearby Shearway Business Park lies at the end of the M20, and is a key part of Folkestone's varied stock of offices and industry, with further expansion to the west shortly to commence. There is a significant concentration of business activity in Folkestone, with out-of-centre employment areas, in the most part located close to the M20. The largest single private sector employer in the district is the financial services specialist SAGA, based in and around Folkestone and at Sandgate and Cheriton. However the town has seen growth in a number of other businesses, particularly within the media and digital sectors, located around the Creative Quarter.

1.41 In central Folkestone developments include the Lower Leas Coastal Park and Bouverie Place Shopping Centre, with significant investment in recent years transforming the Old High Street, Tontine Street and harbour area into a cultural and leisure hub. Further investment within the town centre, including the provision of a multi-floor Urban Sports Park, to open in 2018, and the redevelopment of Folkestone Seafront over the coming years, will raise the profile of the town as a place to live, work and visit. The Folkestone Triennial, a major artistic and cultural event has raised the town's profile and contributes to its regeneration and evolution, attracting hundreds of thousands of additional visitors every three years.

1.42 The provision of High Speed Rail services to Folkestone in 2009 opened up significant new opportunities for the town that can be further exploited over the coming years, particularly with investment in digital technologies allowing a more decentralised approach to work. In the mid-nineteenth century the town and its hinterland benefited from the railways, and there are now opportunities to benefit further.

1.43 Within a short period of time, since the adoption of the 2013 Core Strategy, Folkestone has seen significant change. Core Strategy Review policies SS10 and SS11 set out the policy requirements for the delivery of Folkestone Seafront and Shorncliffe Garrison, both of which now have planning permission, with Shorncliffe Garrison now contributing significantly to the housing needs of the district.

Strengths	Weaknesses
<i>Excellent road and rail links to London and the Continent</i>	<i>Areas of socio-economic deprivation in the centre and east</i>
<i>Close proximity to coast and attractive countryside</i>	<i>Some problems of crime and anti-social behaviour</i>
<i>Resurgent Old Town (Creative Quarter)</i>	<i>Poor-quality private housing in some parts of the town</i>
<i>Rich heritage and significant cultural, leisure and sports offer</i>	<i>Limited opportunities for large scale expansion and development</i>
<i>Highly performing grammar schools and improving education provision</i>	<i>Ageing commercial and retail stock</i>

Strengths	Weaknesses
<i>Some popular and accessible neighbourhoods</i>	<i>Limited evening economy and need to diversify and improve the town centre</i> <i>Some infrastructure constraints</i>

Table 1.1 Folkestone

1.44 The district's second settlement is Hythe, an attractive coastal town with a population of 14,516. The town has proved resilient over history and grown generally prosperous despite changes in its commercial function. It is situated behind a long stretch of beach, between Folkestone to the east, and Romney Marsh to the west.



Picture 1.2 Images of Hythe

1.45 The town spreads up the hillside in a pleasing array of streets, forming a distinctive high quality townscape, containing many interesting medieval and Georgian buildings as well as a prominent medieval church on the hill. In and around the town, military heritage includes the prominent Napoleonic Royal Military Canal, rural castles and Martello Towers along the coastline. The linear High Street is narrow but popular, with small-scale buildings running along the medieval east-west axis, hosting local shops. North-south interconnecting passages lead to the former harbour area south of the High Street and up the hillside to the north.

1.46 The town centre and seafront form the basis of the town's physical appeal - alongside some desirable residential neighbourhoods to the east, north and on the coastline - with some of the highest house prices in the district. Hythe nevertheless also includes certain areas hosting essential functions, for example productive small industry, and military and despoilt land. Much of this is now concentrated in the western part of the town, which is the focus of the main postwar developments, and a 'pocket' of relative deprivation.

1.47 Hythe has a large proportion of single-person households, with over half its residents being of retirement age. The town benefits from strong local communities with high civic interest and social activity. This provides a positive resource to strengthen the town's identity and character further, and enhance its historic environment.

Strengths	Weaknesses
<i>A well-liked historic town centre with a range of small retailers</i>	<i>Few major employers and a local workforce increasingly limited in scale</i>
<i>Attractive canal-side, coastal and countryside location, all within easy walking distance throughout the town</i>	<i>Limited development opportunities for new strategic development</i>
<i>Strong communities and existing sense of identity</i>	<i>Lack of connections to the strategic road and national rail network</i>
<i>Rich military heritage</i>	<i>Lack of affordable housing</i>

Strengths	Weaknesses
	<i>Pockets of deprivation in West Hythe</i>

Table 1.2 Hythe

Romney Marsh Area

1.48 Romney Marsh is a unique environment reclaimed from the sea over many centuries. The wide expanses of rich agricultural land are crossed by a network of drainage channels and native hedgerows, with parts punctuated by small pockets of wooded scrub. The Marsh contains two small towns, some coastal resorts expanded by postwar development, and a scattering of small inland villages. The A259 and the Romney, Hythe and Dymchurch Railway follow the coast south from the Urban Area through several Marsh settlements, with the A2070/A259 national route and Ashford branch-line railway to the west with a stop within the district at Appledore.



Picture 1.3 Rural images of the Romney Marsh area

1.49 New Romney is a market town at the heart of the Romney Marsh. It lies approximately half way (14km or around 9 miles) between Hythe and the Sussex town of Rye. Like Hythe, New Romney is one of the Cinque Ports and, while originally a harbour town at the mouth of the River Rother, the historic centre no longer lies on the coast. The impressive Norman church of St Nicholas once stood on the harbour side. New Romney's linear High Street also has several notable buildings, and still forms the main A259 coastal route.

1.50 The town serves the daily needs of the local communities and surrounding villages, for example with the only secondary school in the south of the district, the Marsh Academy, as well as a supermarket and a range of services and facilities on the vibrant high street. In addition, the Mountfield Road Industrial Estate in New Romney is the main industrial site for Romney Marsh, with significant opportunity for expansion to serve a more strategic role within the area. The built form of the settlement now extends out towards a coastal strip of modern communities at Littlestone and Greatstone-on-Sea.

1.51 The special environment and habitats of Dungeness are a prominent part of Romney Marsh. Its famous landscape includes the light railway terminus, lighthouses and nuclear power stations (which have been a key Romney Marsh employer), and the popular visitor attraction of the RSPB Dungeness Nature Reserve.

1.52 The settlement of Lydd is a small town with a rich heritage: All Saints Church, for instance, has been described as the 'Cathedral of the Marsh'. The airport north of the town, [London Ashford Airport](#), is well established and has attracted significant investment proposals, with planning permission in place for the extension of the runway and expansion of terminal services.



Picture 1.4 Coastal images of the Romney Marsh

1.53 Dymchurch and St Mary's Bay lie on the coast and are popular visitor destinations in summer with extensive holiday parks and attractive sandy beaches.

1.54 The rural hinterland of Romney Marsh is home to a number of small villages and hamlets including Brenzett, Brookland, Burmarsh, Ivychurch and Newchurch. The area is strongly agricultural in character, with limited accessibility off the coastal route as attractive rural lanes follow the paths of old saltmarsh creeks.

1.55 The attractive towers and spires of churches dotted across Romney Marsh form historic landmarks within the landscape, with Little Cheyne Court windfarm making a dramatic addition to the area's skyline. With jobs at Dungeness Nuclear Power Stations in decline, there are very few large employers but some tourism enterprises are growing, benefiting from the area's distinctive character.

Strengths	Weaknesses
<p><i>Unique natural environments, such as Dungeness, and the wildlife they support</i></p> <p><i>Coastal resorts which remain popular in season, especially for beaches and watersports</i></p> <p><i>Strong historic ties and sense of self-identity</i></p> <p><i>Appealing traditional inland settlements and distinctive landscape</i></p> <p><i>Importance for agricultural production</i></p> <p><i>Nuclear industry, including knowledge and expertise</i></p> <p><i>New Romney as a hub town for the Romney Marsh Area has employment and housing growth opportunities</i></p>	<p><i>Lack of affordable housing</i></p> <p><i>Rural deprivation in some towns and villages</i></p> <p><i>A dispersed population, with poor access to centres of employment and services</i></p> <p><i>Many settlements have few existing facilities or are very small, particularly of concern is access to health facilities</i></p> <p><i>Concerns over impact and effectiveness of the A259 route that forms a key link for and through coastal communities and limited access to rail services</i></p> <p><i>Limited large scale employment opportunities (seen as a peripheral location for investors)</i></p> <p><i>Severity of potential tidal and fluvial flood risk, were defences to be overwhelmed</i></p> <p><i>Recreational impact on sensitive ecological areas</i></p>

Table 1.3 Romney Marsh

North Downs Area

1.56 The North Downs is characterised by its rolling topography, steep escarpments and attractive valleys covered by a mix of woodland and open areas of plateau farmland. The significant aesthetic and ecological value of this area is recognised in that much of it falls within the Kent Downs Area of Outstanding Natural Beauty (AONB). The chalk aquifer of the North Downs also provides valuable water resources for the area. Road and

bus routes provide links northwards towards Canterbury (including on the A260 or the Roman Stone Street), with the strategic corridor formed of the M20, A20 and domestic and international rail services cutting through the areas west to east, to the south of the **Kent Downs AONB**.



Picture 1.5 Images of the North Downs

1.57 From the 1990s onwards Hawkinge was a focus of major housing growth in the district, on high ground within the AONB. It has grown significantly from a small village with a historic Battle of Britain airfield into a rapidly expanded settlement, becoming a town in 2011. It is now by far the largest settlement in the North Downs Area, providing a vibrant community centre, two primary schools and local facilities within the High Street and towards the west of the town, where a supermarket and pub are located, as well as a local centre and care home. New employment opportunities are to be provided within this area, together with a retirement village that is currently under construction. Due to the close proximity to Folkestone, Hawkinge has provided housing growth to support the town, with Folkestone providing the majority of employment, secondary education and other service needs to support the town.

1.58 Most of the North Downs villages within the AONB are relatively prosperous including the attractive, traditional villages of Elham, Lydinge and the dispersed community of Stelling Minnis. These larger settlements play an important role to rural residents in providing commercial services and some public facilities. Around these villages lie several small hamlets that are relatively inaccessible, but are integral to the appeal of the Downs area and community life. The attractive environment, housing stock and presence of surrounding towns and major transport connections have resulted in some of the highest house prices in East Kent.

1.59 The south west of this area is outside the AONB and is bisected by major transport infrastructure, which has severed communities such as Stanford. These new routes have partly superseded the former main coastal route from London, the Ashford Road (A20), but the historic coaching route's legacy is evident with ribbons of development, creating other linear or fragmented communities, most notably within Sellindge parish. This part of the district is popular for its villages, access to services and employment opportunities, being close to the M20 junction 11 and railway stations.

1.60 The area is rich in history and places to visit, including castles at Westenhanger and Lympne and the Port Lympne Reserve, which has diversified in recent years to provide popular holiday experiences and accommodation. Hythe provides the nearest town centre to this part of the North Downs, with rail, strategic road and bus connections to both Folkestone and Ashford, with more limited connectivity to Canterbury. As such there are limited facilities within the character area itself, with reliance on nearby towns for most day-to-day facilities, services, leisure and employment.

Strengths	Weaknesses
<p><i>Positive image and environment of Area of Outstanding Natural Beauty, and attractive rural villages</i></p> <p><i>Active village communities</i></p> <p><i>Reasonable rural transport links to range of urban centres, including within the district and to Canterbury, Ashford and Dover</i></p>	<p><i>Lack of affordable housing</i></p> <p><i>Some localities impacted by the presence of nearby urban environment and infrastructure routes</i></p> <p><i>Limited opportunities for development within existing villages within the AONB without harming character</i></p> <p><i>Lack of services within communities and character area to meet day-to-day needs.</i></p>

Strengths	Weaknesses
<p><i>Villages with a reasonable level of facilities such as popular local primary schools and healthcare</i></p> <p><i>Significant strategic infrastructure in place with opportunity for enhancement</i></p> <p><i>Close proximity to Euro-tunnel terminus</i></p>	<p><i>Limited employment opportunities within villages</i></p> <p><i>Lack of High Speed 1 connection to London at Westenhanger</i></p>

Table 1.4 North Downs Area

1.61 The descriptions of these three character areas - the Urban, Romney Marsh and North Downs Areas - suggest that while accessibility varies, many places are attractive or include strong communities and there are significant strengths that can be built on and weaknesses that can be remedied. Nevertheless, there are recurrent themes in relation to deprivation, especially access to decent housing and jobs. However opportunities exist to capitalise on the strategic benefits of the district, in particular with regards to its location, its high quality coast and countryside character and rail and road infrastructure.

Strategic Issues

2 Strategic Issues

This section establishes the major issues and development requirements for the Core Strategy Review to address.

2.1 District Development Challenges and Potential

2.1 This sub-section looks at the district's place in Kent and South East England, its connections and main defining features. To start, an outline is provided of the pressures facing the county and east Kent, and the growth being planned for the area.

County-wide Context

2.2 Strategically, Kent is the country's main international gateway to continental Europe, with important connections to London, and the county makes a major contribution to the United Kingdom's economy.

2.3 The population of Kent and Medway continues to grow. Migration is the main factor in this growth, accounting for 72 per cent of the county's population growth from 2007-2016. The majority of people came from London; a total of 29,200 people in 2016. In contrast, 13,400 people moved to London, resulting in a net gain of 15,800 people moving from London into Kent and Medway.

2.4 In recent years, to meet this population growth, Kent has delivered some of the highest rates of housing in the country (for example, over 15,000 new homes were built between 2015-2017) and so has made a significant contribution to the government's housing plans.

2.5 Looking to the future, an additional 178,600 homes are planned across the county to 2031. This growth is a major challenge and, despite high levels of house-building in recent years, development is currently lagging behind the 8,900 homes a year that the county needs. As well as providing new homes, the county also needs to attract investment and create new jobs to make thriving places; Kent County Council's Growth and Infrastructure Framework (2018) calculates that 170,300 new jobs will be required to 2031 to keep pace with housing growth.

2.6 Currently much of the county's housing growth is focused in north and east Kent; key growth areas include Ebbsfleet, Sittingbourne, urban extensions to Ashford and at South Canterbury, Sturry, Thanington and Herne Bay, among other areas.

East Kent Context

2.7 The population of east Kent has grown significantly over recent years, outpacing that of the rest of the county and the south east of England. This has mainly been driven by migration; as outlined above, this has been particularly from London, as well as from other parts of Kent. The working age population has also grown, attracted in part by Canterbury (a university city) and Ashford (with new developments of family homes), although in Folkestone & Hythe and Dover districts the proportion of older people is increasing.

2.8 Economically, east Kent supports a range of businesses and higher value sectors have performed strongly. There is a real diversity of successful business sectors in east Kent including:

- Higher education (Canterbury);
- Pharmaceuticals (Dover);
- Creative, media and nuclear energy (Folkestone & Hythe);
- Creative and agri-tech (Thanet); and
- Advanced manufacturing (Ashford and Thanet).

The South East Local Enterprise Partnership has supported the area's economy and has helped to secure a successful Enterprise Zone at Sandwich, the Discovery Park. Given east Kent's attractive countryside and coast, tourism is also important to the area's economy and employs around 32,500 people directly and indirectly.

2.9 East Kent has seen improvements in education over recent years, with reductions in the proportion of people with no qualifications. East Kent is now of national significance with regard to higher education, with the University of Kent, Canterbury Christ Church University and the University of the Creative Arts. Further education facilities also include Ashford College and the merging of Canterbury College with East Kent College, which has campuses at Dover, Folkestone and Broadstairs.

2.10 As outlined, Kent is the main international gateway to continental Europe and east Kent is key to this role, with the Channel Tunnel, the ports of Dover and Ramsgate and the M20/A20 and M2/A2 road links all within the area.

2.11 There are significant constraints to growth however. East Kent benefits from varied and important landscapes, such as the Kent Downs Area of Outstanding Natural Beauty, and has internationally significant wildlife sites, such as those located along the coastline from Dungeness to Whitstable. The Environment Agency classifies **the whole of South East England as being under "serious" water stress**, and new development needs to meet high standards of water efficiency. Infrastructure upgrades are also needed; a major issue is 'Operation Stack' on the M20 which requires a long-term solution. East Kent also has pockets of high deprivation, particularly in Dover, Folkestone and Thanet.

2.12 Clearly Folkestone & Hythe district sits within an area of significant potential and significant constraints. All the east Kent authorities are seeking to address these challenges through proposals for major sustainable growth and the district must also play its part; the Core Strategy Review should be considered within this wider context. The sections below provide more specific background for Folkestone & Hythe District.

Transport Links

2.13 Following major investment in transport networks, Folkestone & Hythe District is in a gateway location between the United Kingdom and mainland Europe, with access to the continent through the Channel Tunnel. In addition, the neighbouring port at Dover (one of the world's busiest ports) and London Ashford Airport at Lydd offer further international connections, as does the Eurostar Terminal at Ashford.

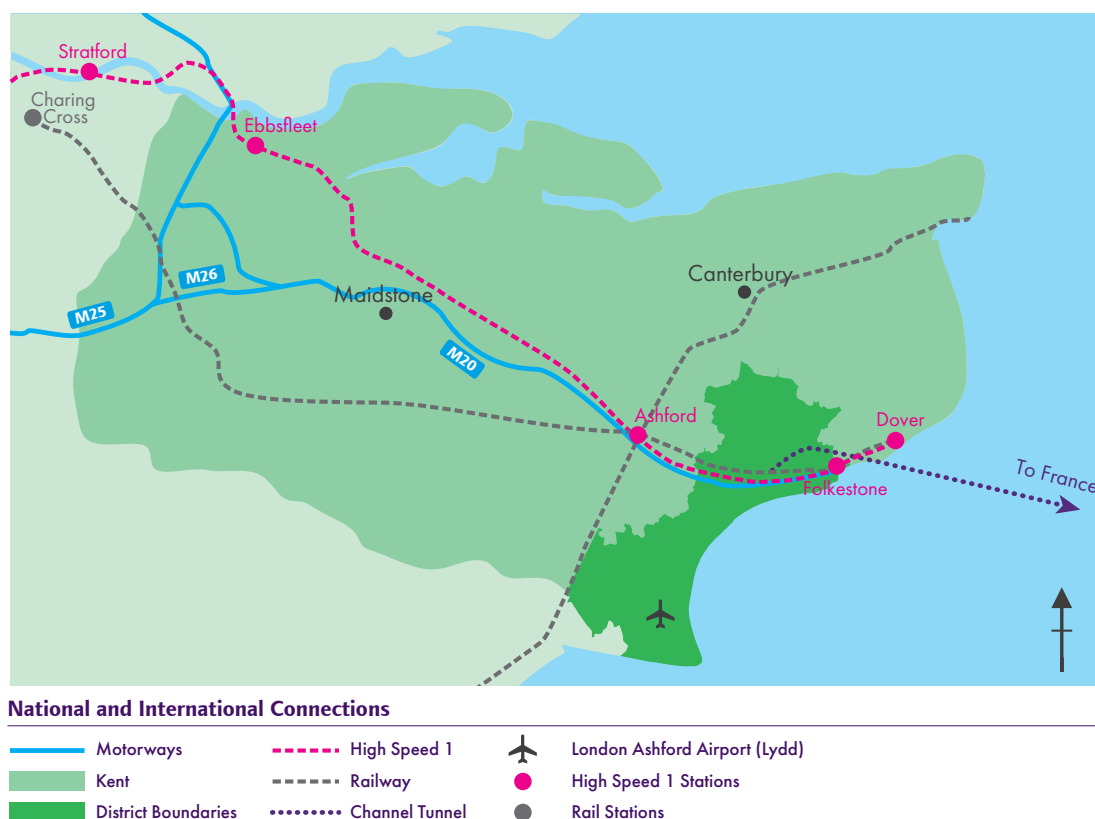
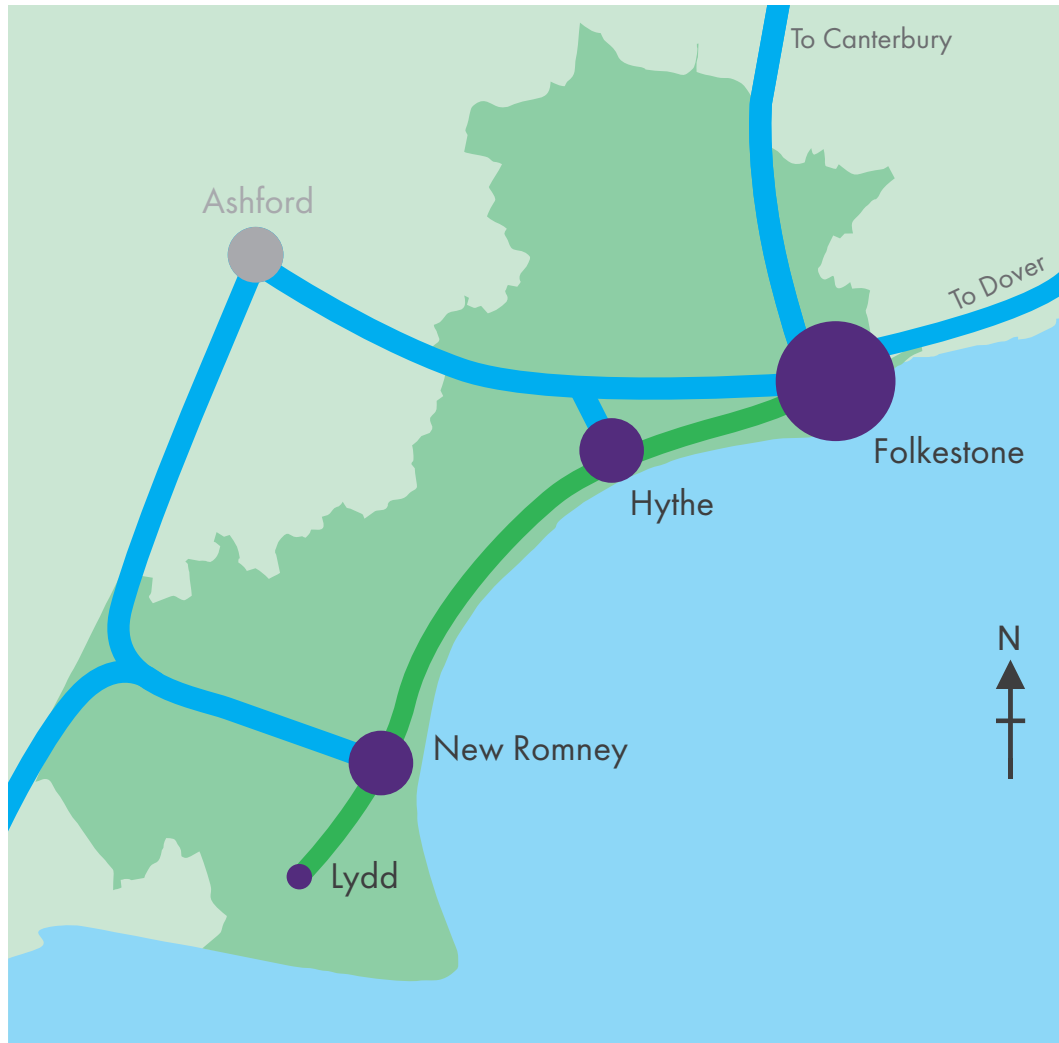


Figure 2.1 National and international connections

2.14 Figure 2.1 shows that the district is well connected to the national trunk road network via the M20. The High Speed 1 rail service to St Pancras has meant that Folkestone is now less than an hour away from Central London. These improvements have benefits elsewhere in Kent, most notably at Ebbsfleet and Ashford, along with the city of Canterbury; nevertheless the district is the best connected coastal district in East Kent, with significant opportunity to extend the benefits that High Speed rail has brought to Folkestone to other locations, through the provision of high speed services from Westenhanger.

2.15 With these improved communications, functional connections with settlements outside but close to the district can be as important as the relationships between places within it. This is clearly evident between the towns of Folkestone and Dover, only 15 km (10 miles) apart; **a close relationship that is recognised in the Strategic Housing Market Assessment (PBA, 2017)**. Likewise some of the district's northern villages may have more functional links with Canterbury than Folkestone/Hythe, and Ashford influences places in the west of the district. Nevertheless, the district is relatively self-contained for many purposes, with a clear axis of movement along the coast between the main towns, as shown in Figure 2.2 below.

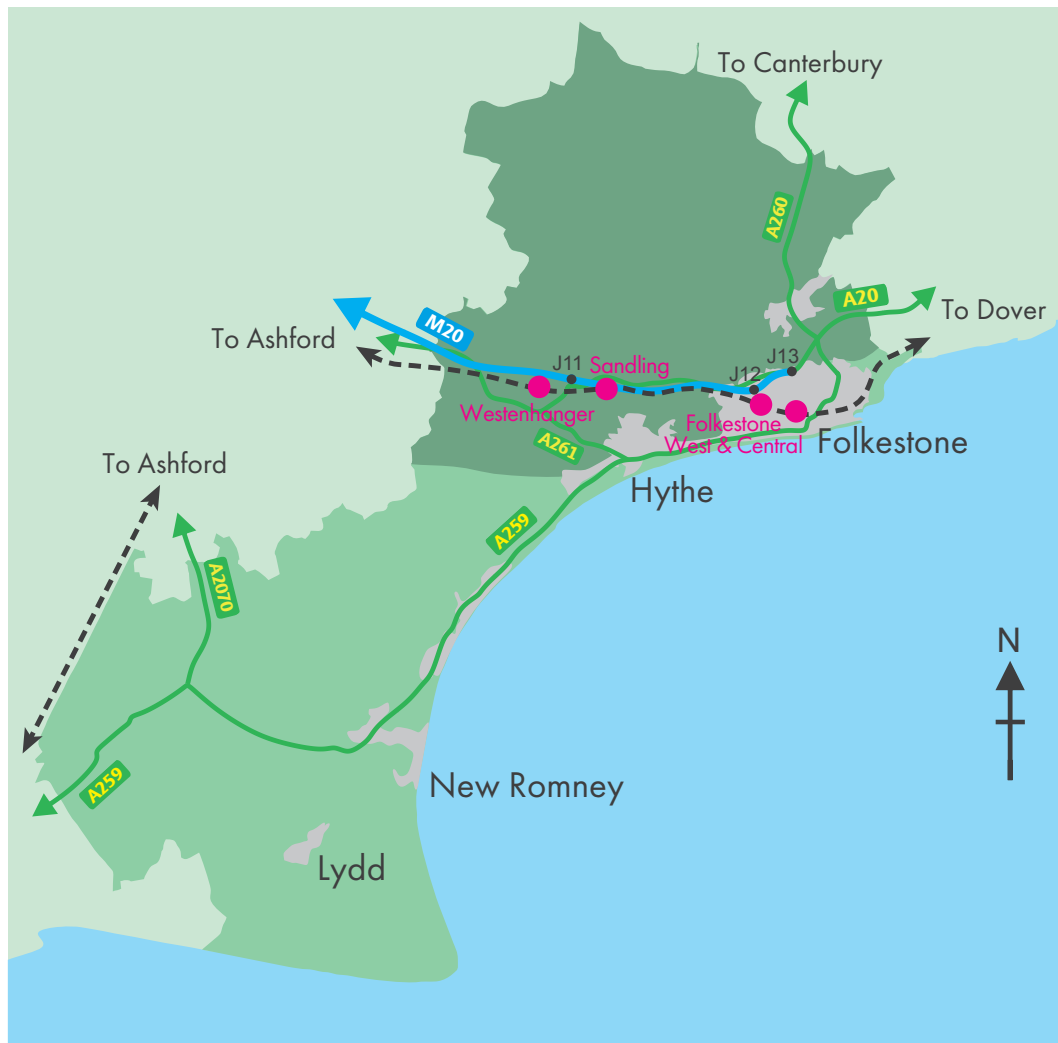


Towns and Main Links in the District

- Main Internal Links
- Primary External Connections
- Towns

Figure 2.2 The towns and main links in the district

2.16 The east–west mainline rail route, along with the M20/A20, forms a central transport corridor within the district. Folkestone is now very well served by rail and road links to the capital and growing towns in Kent. As shown in Figure 2.3 below, other main road and bus links out of the towns include the A259 coastal route through a series of settlements towards Sussex, and roads northwards to Canterbury. **The B2068 Stone Street to Canterbury, for example, is an important route north from the centre of the district and will assume greater importance in light of proposals for a new garden settlement in the North Downs Area.**



Physical Features of the District

— A Roads	- - - - Railway	 Settlement
— M20	 Low Level Land	
● Rail Stations	 High Level Land	

Figure 2.3 Physical features of the district

2.17 The main towns provide employment and higher-level services for the vast majority (but not all) of the district's villages. Rural areas in the north and south of the district are less well connected, and the population is often dependent on cars (or buses in some instances) for longer journeys to Ashford, Canterbury and Folkestone.

Population and Health

2.18 The district's population has increased by 15.4 per cent in the last fifteen years according to the mid-2016 population estimates. This rate of growth outpaces both the national and county averages⁽¹⁾. Over this period natural change in the population has broadly balanced out and growth can be mainly attributed to domestic migration, particularly from London as well as other parts of the country, although international migration is also positive.

2.19 Population growth is expected to lead to a very significant ageing of the population over the course of the plan period to 2036/37 as illustrated in population pyramid in Figure 2.4⁽²⁾, **unless this trend can be reversed**. This means that the population is growing fastest for people aged 45-65, whereas the proportion of residents aged 20-44 has shrunk over the last 20 years; this could be attributed to the 'university effect' (young people moving away from the district to take up opportunities in further education), as well as the general shift of 'baby boomers' through the population pyramid. The proportion of the district's residents aged under 19, or over 70, has remained broadly consistent over the last 20 years.

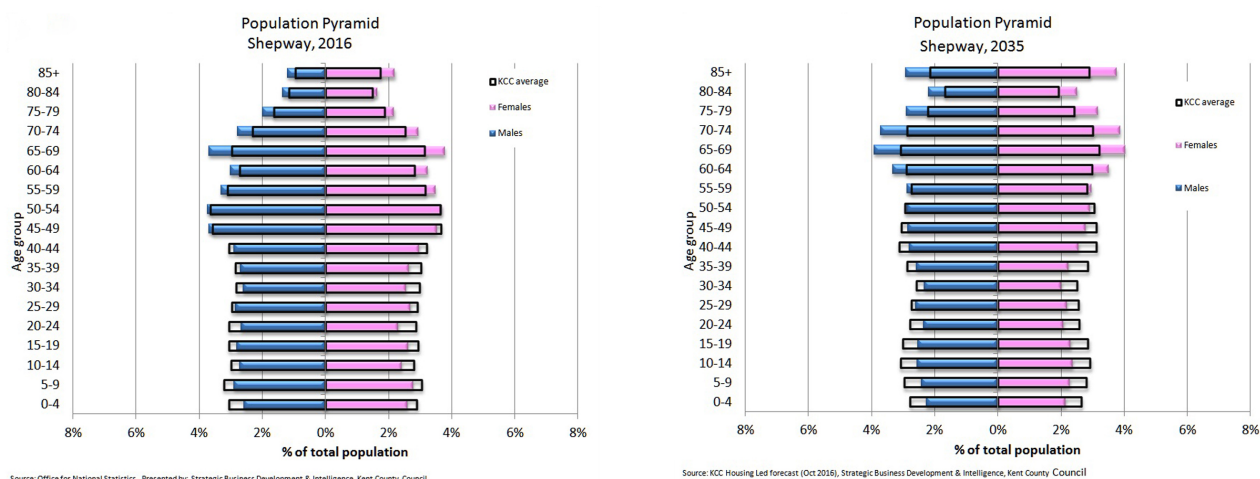


Figure 2.4 Current and future projected age groups of the district's population

2.20 The ageing population has implications for the district's health and care requirements. The health of the district's population is similar to the England average. It can be seen from Table 2.1⁽³⁾ that since 2010 the life expectancy of the district's residents has increased. Positively, it also shows that the difference in life expectancy between the least- and most-deprived residents is narrowing; however the most-deprived fifth of males are expected at birth to live approximately six and a half years less than those in the top fifth. **The anticipated ageing of the population highlights the need to enhance employment opportunities and leisure, cultural and entertainment facilities to keep young people in the district.**

	Life Expectancy		Gap between least and most deprived quintiles	
	2010	2017	2010	2017
Male	78.2 years	79.2 years	10.1 years	6.7 years
Female	82.5 years	83.2 years	5.8 years	3.5 years

Table 2.1 Life Expectancy in Folkestone & Hythe District

1 KCC (2017) Time series of Mid-Year Population Estimates 1996-2016, Business Intelligence, Research & Evaluation

2 KCC (2016)

3 NHS (2017) Health Profile

2.21 Disparities also emerge with the district's geography and neighbourhoods. The district includes some places where the community is particularly active, and others where there is significantly less sense of community. One way of considering this is through the concept of 'social capital' which describes the formation of networks and trust between people, often based on them sharing similar objectives.

2.22 Examination of the concept by Kent County Council⁽⁴⁾ suggests that the district has both the lowest social capital (Folkestone Central) and the highest social capital (some of the most rural wards) of all neighbourhoods in Kent, based on data perceptions of trust, social inclusion and collective action. Strong social networks may help foster a sense of security in communities. Social capital is not necessarily always positive, but it emphasises the diverse nature of the district's communities as well as its geography.

2.23 The challenge in addressing social capital is to use social resources in a way that all places and people can share in. Increasingly interactions are of a digital nature, and ensuring high quality connectivity for all residents is an essential requirement in improving social capital.

Economy and Education

2.24 Between 1997 and 2016 the growth in employment in the district was higher than the growth recorded in Kent, the South East and the United Kingdom. The number of jobs in the district has grown by 13 per cent over the period 2006 to 2016, higher than the overall growth in Kent (8 per cent), the South East (8 per cent) and the UK (8 per cent) during this period⁽⁵⁾.

2.25 District-wide, the single greatest concentration of jobs is in the 'professional and other private services' sector, as shown in Figure 2.5 below. However, primary and secondary industries remain very important to many communities away from the main urban area.

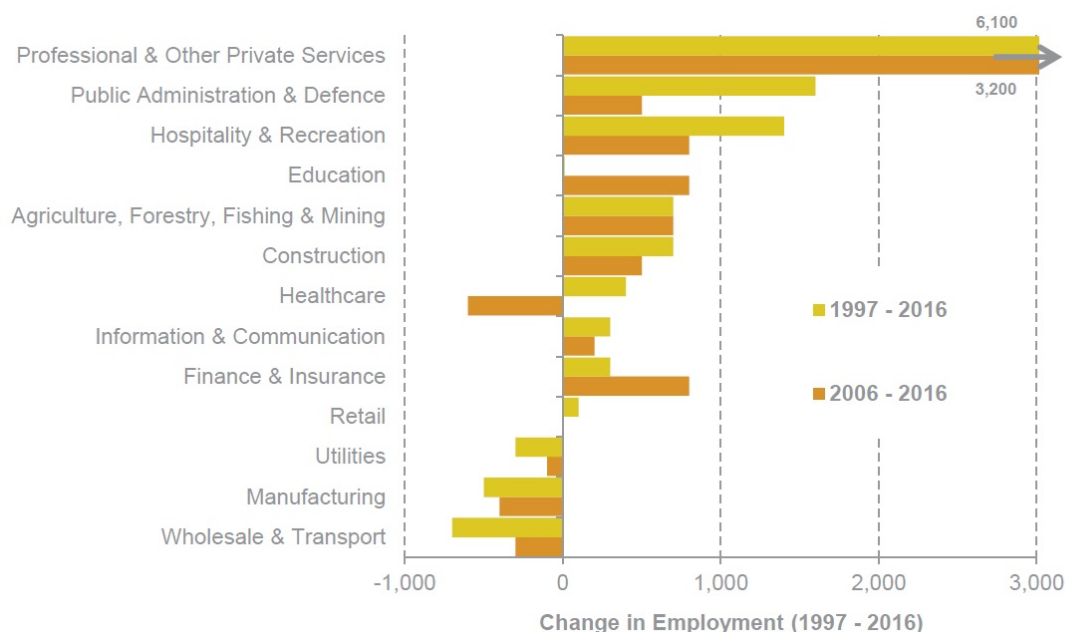


Figure 2.5 Jobs by sector in Folkestone & Hythe District

2.26 Moreover, it can be seen in Figure 2.5⁽⁶⁾ that employment growth in the district between 1997 and 2016 was driven by professional and other private services, public administration and defence, hospitality and recreation and education. The district has experienced a stronger growth in finance and insurance over the period 2006 to 2016, as well as losses of employment in healthcare over this period contrasting with gains between 1997 and 2016. At the same time, employment losses were recorded in wholesale and transport,

4 KCC (2009) Social Capital: What Is It and Can It Be Measured?

5 Lichfields (2017) Employment Land Review

6 Lichfields (2017) Employment Land Review

manufacturing and utilities. Around 67 per cent of the employment growth registered in the professional and other private services sector during this period related to the administrative and supportive services sub-sector which provide valuable employment but low wages.

	Folkestone & Hythe District	Kent	South East England
Jobseeker's Allowance claimants (November 2016)	1.6%	1.1%	0.7%
Gross Weekly Earnings (2016) district by residence	£490.60	£553.30	£582.00

Table 2.2 Labour market attributes

2.27 Table 2.2⁽⁷⁾ shows earnings are below county and regional levels. Unemployment is relatively high (above national averages) and the district has pockets of extensive unemployment.

2.28 The district has severe areas of deprivation compared with much of South East England, and is ranked as the third most deprived of the 13 council areas in Kent (IMD 2015).

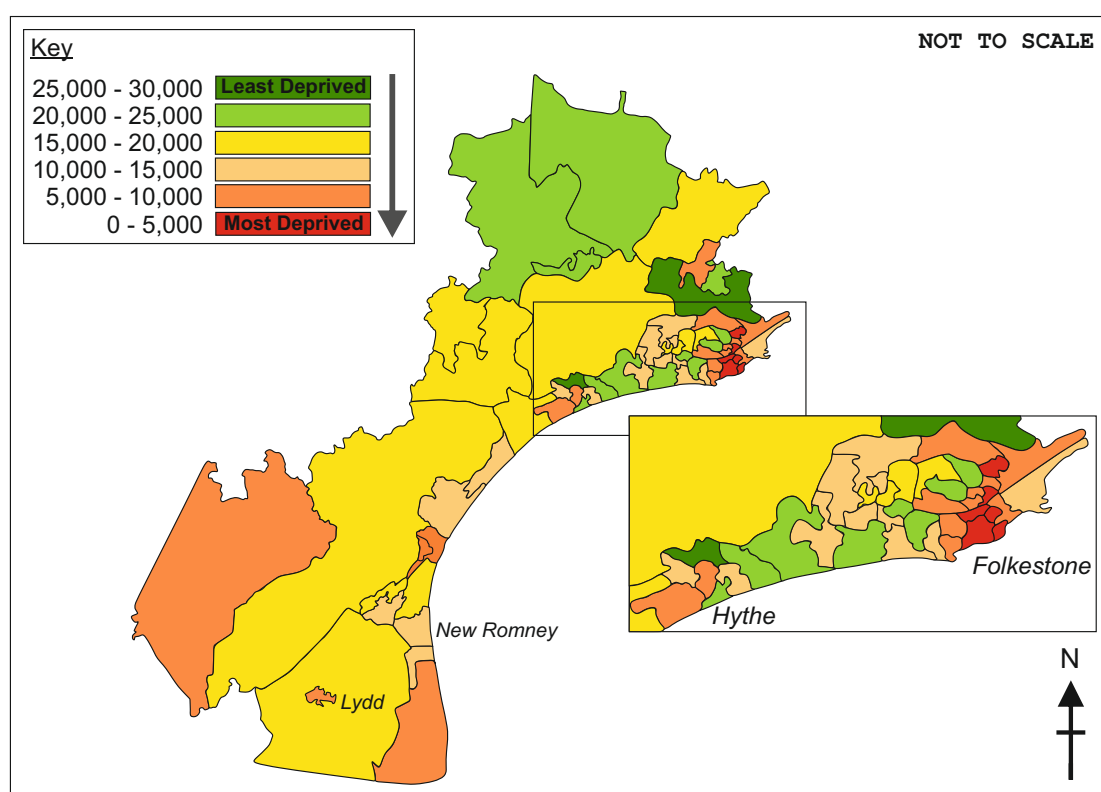


Figure 2.6 Indices of Multiple Deprivation in Folkestone & Hythe District

2.29 Figure 2.6 shows several parts of the district where socio-economic disadvantage (red/orange coloured areas) has been a long-standing problem. The largest cluster of deprivation (communities in the top third nationally – ranking 10,000 or below) is found in inner/northern Folkestone. The inset shows deprivation can often be found very close to affluent areas.

7 Office for National Statistics (2016) Nomis - Official Labour Market Statistics

2.30 The picture is also complex in rural areas. Many villages in the northern part of the district are less deprived (Elham and Stelling Minnis is the only ward to be shown as "least deprived" in Figure 2.6). In the south west of the district, concentrations of rural deprivation are found in and around Lydd and small villages such as Brenzett.

2.31 In line with the issues highlighted in Figure 2.6 for the south of the district, a national study⁽⁸⁾ confirmed economic problems in St Mary's Bay/Dymchurch. This indicates that high multiple deprivation may primarily relate to worsening access to services and jobs, the local demographic make-up or isolation.

2.32 With continuing deprivation, poor skills attainment is of concern in several parts of the district.

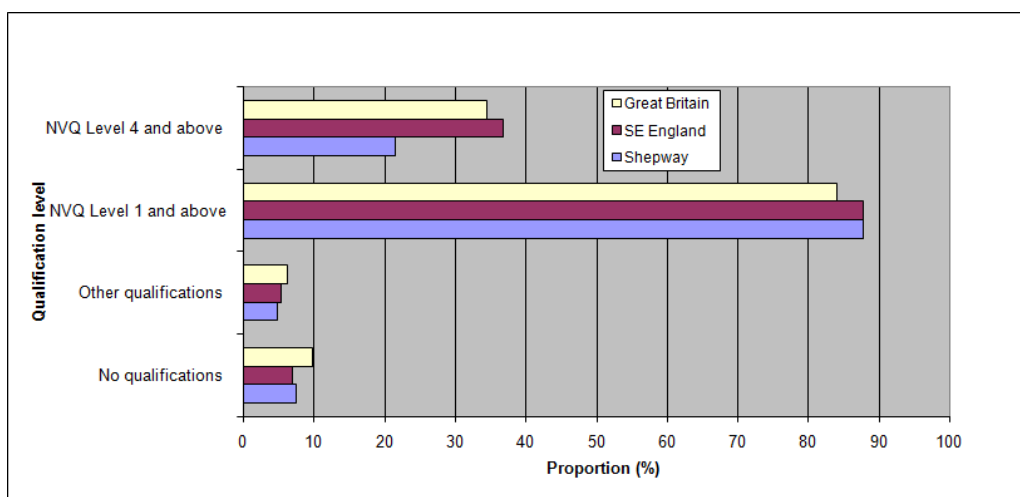


Figure 2.7 Qualifications held by the district's residents (2012)

2.33 Figure 2.7⁽⁹⁾ illustrates that most residents hold qualifications, but there are fewer people with higher-level qualifications than average. In particular, the district has a lower proportion of people holding NVQ4 level qualifications (degree equivalent) and above than in the region or Great Britain as a whole; this may reflect the 'drain' in population as residents go elsewhere to study or for jobs that require higher level qualifications.

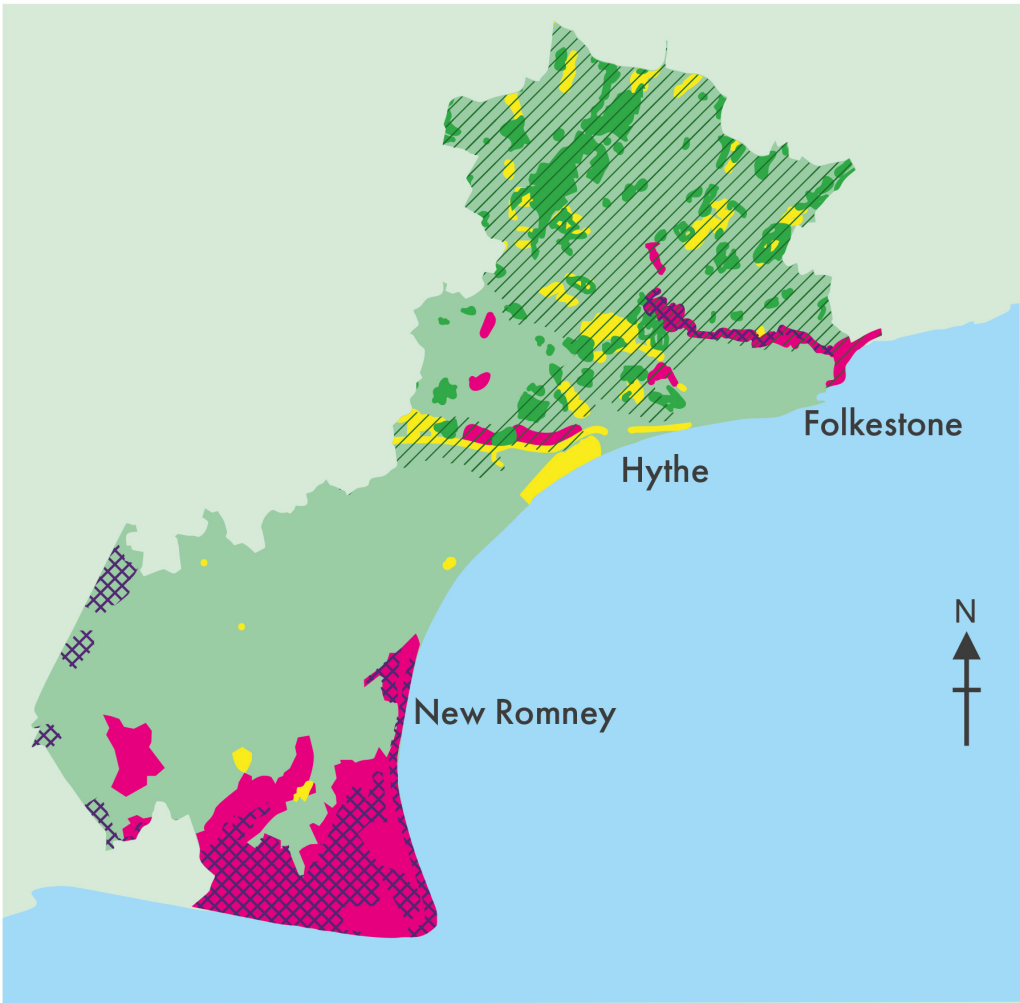
2.34 Further and higher education provision has changed within the district and the sector as a whole, with an increasing focus on skills and vocational qualifications. While there are no higher education institutions within the district, both the University of Kent and Canterbury Christchurch University are nearby. With employment growth within key identified sectors a priority - together with significant investment in regeneration and housing and enhanced connectivity (both physical and digital) - there is opportunity to address the net outflow of young adults. What is needed is a well-connected urban and rural environment, with social, cultural and entertainment facilities, that is attractive as a place for young people to live and work.

8 DCLG (2011) England's Smaller Seaside Towns: A Benchmarking Study

9 Office for National Statistics (2012) Annual Population Survey

Environment and Natural Assets

2.35 The district features environments of great geodiversity and biodiversity. The largest single environmental designation is the Area of Outstanding Natural Beauty (AONB). The Romney Marsh landscape is also highly notable, especially Dungeness, which is cherished for its shingle landscape and special habitats.



Nature Conservation Sites in Shepway



Figure 2.8 Nature conservation sites in Folkestone & Hythe District

2.36 Figure 2.8⁽¹⁰⁾ shows internationally designated habitats, other areas of land with an international designation for scientific interest and ancient woodlands. These cover large areas on the southern edge of the district, and several smaller sites in the north. Figure 2.8 also shows local wildlife sites, designated for their

10 Authoritative maps held by Natural England and others should be consulted.

local nature conservation value. The district's local wildlife sites include the Hythe Ranges, Midley Chapel, Postling Wood and Down, Stelling Minnis Common, Acrise Wood and Park, Brockhill Country Park and others (these sites may be private land, although some areas are open to the public).⁽¹¹⁾

2.37 These natural areas add to the appeal of the district, and are complemented by many open spaces in and around towns. There are country parks at the East Cliff and Folkestone Warren, New Romney Warren, Peene Quarry and Brockhill. The area now also benefits from improving sports pitches and parks such as at Three Hills Sports Ground, Cheriton Road, Folkestone, while there is opportunity for further investment in both indoor and outdoor sports facilities to meet the needs of the population. The Lower Leas Coastal Park and the Royal Military Canal are recognised for their quality, both holding Green Flag awards.

11 For more information see Kent Wildlife Trust's website: <https://www.kentwildlifetrust.org.uk/>

2.38 The district's particularly fragile relationship with its water environment is becoming increasingly significant, especially with the impact of climate change. This is an important issue for the very low-lying land in Romney Marsh where flood risks and the maintenance of coastal defences have long been a concern, with significant investment made in recent years at Dymchurch, and further investment planned within Lydd in the near future.

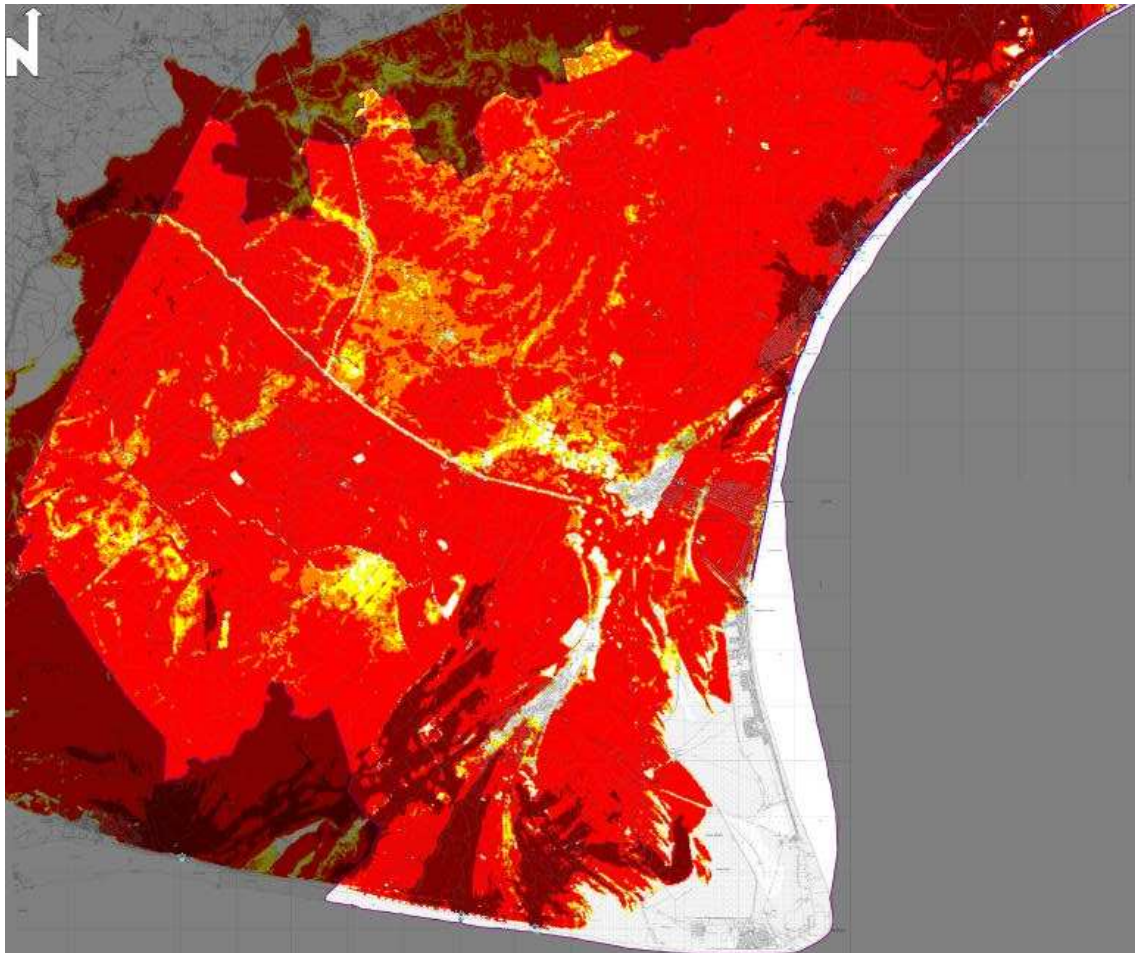






Figure 2.9 Extract from Strategic Flood Risk Assessment 2115 flood risk hazard map

	Hazard Rating (HR)	Degree of flood hazard	Description
	< 0.75	Low	Caution – shallow flowing water or deep standing water
	0.75 to 1.25	Moderate	Dangerous for some, i.e. children – deep or fast flowing water
	1.25 to 2.5	Significant	Dangerous for most people – deep fast flowing water
	> 2.5	Extreme	Dangerous for all – extreme danger with deep and fast flowing water

2.39 The specific nature and degree of flood hazards (modelled in Figure 2.9 for the south of the district) varies significantly between locations, but all water-related issues are of growing importance. The Strategic Flood Risk Assessment was completed in 2015 and will continue to be updated as appropriate.

2.40 The whole local hydrological cycle is of notable significance. Water availability depends on maintaining aquifer stocks, however the area has relatively low levels of rainfall with the South East of England classified by the Environment Agency as being under "serious" water stress. There is also a pressing need to maintain the integrity of water quality and coastal environments as a whole.

2.41 The district's coastal location is a defining influence in a variety of ways: its extensive shoreline, marine habitats, the Marsh topography, and settlements founded on access to the sea. Moreover, several features reflect its historic importance for military purposes throughout the nation's past.

2.42 As described in section 1.2, the district's natural and built heritage forms a potentially rich inheritance. A varied and often precious human history and natural environment can be found across much of the district, but is often hidden from the sight of visitors and residents, or only seen as fragile or disjointed fragments.

2.2 Strategic Needs for Sustainable Development

2.43 Sustainable development is central to the planning system. The National Planning Policy Framework (NPPF) states that: *"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."* ⁽¹²⁾

2.44 To achieve sustainable development, government policy sets out three overarching objectives, which are interdependent and mutually supportive. These objectives are:

- **Economic** - ensuring that sufficient land is available to build a competitive economy, supported by infrastructure;
- **Social** - providing a sufficient number and range of homes to meet the needs of present and future generations, with a well-designed and safe environment, and accessible services and open spaces; and
- **Environmental** - protecting and enhancing the natural, built and historic environment, making effective use of land, improving biodiversity, using natural resources prudently and mitigating and adapting to climate change. ⁽¹³⁾

2.45 The National Planning Policy Framework sets out a general "presumption in favour of sustainable development"⁽¹⁴⁾ that has been followed in preparing the Core Strategy Review and will also be used in planning decisions. *Policies in the Core Strategy Review deal with the three sustainability objectives in more detail; economic, social and environmental objectives are all important to the long-term future of the district, and to people of all ages and backgrounds.*

2.46 Four over-arching strategic needs have been brought together and presented thematically to underpin planning policy and to express the nature of the challenges that the Core Strategy Review is seeking to address. These draw from the identified opportunities and challenges, and relate to the issues within the district's places (section 1.2).

2.47 The strategic needs are not mutually exclusive, and with the relationships between them, a single planning response may benefit more than one need.

2.48 One clear strategic need is to break the chain of factors that result in persistent multiple deprivation and local economic weakness, as highlighted in paragraphs 2.24-2.34.

The challenge to improve employment, educational attainment and economic performance: Strategic Need A.

This includes: tackling the limited range of jobs and skills by improving educational attainment; building on existing economic strengths by supporting key sectors, boosting productivity and supporting business growth; and promoting further investment to improve residents' wages, address the district's demographic profile and reduce unemployment levels and maximise opportunities for growth.

12 National Planning Policy Framework (NPPF), Ministry of Housing, Communities & Local Government, July 2018, paragraph 7.

13 NPPF, paragraph 8.

14 NPPF, paragraph 11

2.49 Another important strategic need is to address growing threats to the substantial (but fragmented) natural and built environmental assets of the district, as outlined in paragraphs 2.35-2.42.

The challenge to enhance management and maintenance of natural and historic assets: Strategic Need B.

This includes: addressing climate change strategically; the sensitivity of habitats and landscapes; precious water resources; and preventing undesirable coastal and countryside change (including growing flood risks); allied with further sustainable and positive management of the district's distinctive set of natural environments and historic features.

2.50 The third key strategic need relates to opportunities for people and places to improve quality of life where it is most needed, as established in paragraphs 2.20-2.23 and throughout section 1.2.

The challenge to improve the quality of life and sense of place, vibrancy and social mix in neighbourhoods, particularly where this minimises disparities: Strategic Need C.

This includes: responding to variations in living conditions, personal health and wellbeing and improving opportunity for independence in old age; managing communities to increase shared feelings of identity, community and cohesion; and promoting the collective enhancement of the quality and sustainability of places.

2.51 The final key strategic need is concerned with meeting future housing need, given limited opportunities for development as identified in section 1.2.

The challenge to plan for strategic development which fosters high quality place-making with an emphasis on sustainable movement, buildings and green spaces: Strategic Need D.

This includes: promoting strategic development following the principles of garden settlements, addressing climate change with the goal of creating new communities that are carbon neutral; creating opportunities to increase the level of economic activity in the district in existing and new sectors and raise standards of living across local communities; and encouraging healthier, more active lifestyles.

2.52 If these needs are addressed, the district could offer a rich quality of life for all, although wider influences will also need to be addressed.

2.53 Strategic needs are considered below against the drivers to identify how they can best be tackled. The following points can be established for strategic planning with reference to the structural drivers in section 1.1.

2.54 *Economic and political pressures and fluctuations:*

- Continuing restrictions on expenditure and potentially radical national policy changes show the wide-ranging development impacts of a structural shift such as a severe recession;
- The unpredictable consequences to the economy of leaving the European Union, particularly in relation to the district's location at the gateway to Europe;
- Potential changes when the country eventually moves out of a low interest rate environment;
- Rapid changes in technology that are radically altering the way people communicate and companies do business;
- Nevertheless, over the time period of this strategy significant growth and change is expected, with the benefits of the district - its high quality landscape, townscape and location and connectivity - providing strong building blocks towards meeting strategic needs. Businesses in traditional economic sectors may

have proved resilient and may help to see the district through to more stable conditions. Communications improvements can help increase local confidence over the economic cycle; and

- In this context, deprived communities are in particular need of a strategy to protect against risk and to continue to support standards of living, maximising the sustainable use of collective human and physical resources.

2.55 *Finite natural resources and growing environmental risks:*

- There is a clear connection between global environmental change and the future of the district's landscapes and habitats. The strategy must take full account of the risks and need for co-ordinated interventions, in particular in transitional and coastal zones and sensitive and designated areas;
- The particular location and physical characteristics of the district mean that the strategy needs to address increased flood risk, potential constraints to drinking water availability, and a growing imperative for sensitive handling of special habitats; and
- Infrastructure, building design and travel habits will have to be altered to minimise carbon emissions and unnecessary water and energy usage.

2.56 *Social trends and changing household structures:*

- This broad trend is allied with local circumstances through the way places attract (or fail to serve) groups of people in the same stage of life. This means overall migration trends of people are not random but the particular environment is itself influential – as well as the economy within the area. The district already has a comparatively elderly population, and the appeal of the coast to retirees is well-established and not likely to diminish; however this appeal increasingly applies to younger age groups who are able to work on an increasingly mobile basis;
- Therefore a combination of national and local factors mean that the district's population is likely to become increasingly middle-aged or elderly over the time period of this strategy, **in the absence of any interventions to address this**. Evidence **indicates** that affordability is limiting opportunity for younger people to be able to buy or rent a home of their own. The 'typical household' will continue to become smaller because of older single-person households and other social changes, with a need for specialist housing to be provided that meets the needs of the elderly or provides opportunity for adaptation. In the absence of in-migration the population will fall, even though an ageing population will require an increase stock of housing as people live longer. **Therefore** additional housing **is needed** to serve the ageing population and **also** to provide **suitable homes to attract and** retain a **younger** population; and
- The Core Strategy Review can both provide opportunities to address the outcomes of trends, and also tackle the root causes behind trends. Both the amount and type of housing is influential, as is the strategy for community services and employment. **The provision of entertainment facilities, such as music venues, and the creation of a thriving evening economy will also help to retain and attract a younger population.**

2.57 *Technological innovations and shifting relationships between people and place:*

- The need to travel has reduced with new ways of exchanging information, with an increased reliance on digital forms of communication and technologies. It is likely that growth in artificial intelligence, connectivity (the 'Internet of Things') and automation will change the employment landscape beyond recognition. It does not follow, however, that travel demand or migration will reduce (not least as digitisation can stimulate whole new strands of economic activity). Additionally, journeys have become quicker and travel options wider, opportunities the district needs to capitalise on. These communication channels have increased pressure on some traditional commercial areas and infrastructure by shifting demand and changing business and customer needs;
- Alongside boundaries becoming less restrictive, the distinctions between settlements, regions and nations can feel as if they are disappearing. Nevertheless with this form of 'globalisation', continuing geographic distinctions can present an opportunity, as the character and environment of individual places and local history becomes more valued. The need is for the district to become more competitive, and the Core Strategy **Review** must **help enhance** the district's distinctiveness; and
- A growing reliance on virtual connections, transport and electronic communications can be balanced with a focus on public spaces **and buildings** where people meet and interact, such as parks, town centres, public transport stations and neighbourhood facilities.

2.58 The nature of risks is examined further in Section 5.3: Implementation.

Aims and Vision for Folkestone & Hythe District

3 Aims and Vision for Folkestone & Hythe District

This section sets out – through specific aims for the district, and a future vision of local places – the challenges that the Core Strategy **Review** must meet.

3.1 District Planning Aims

3.1 The **four** strategic needs **set out priorities** for the sustainable development of the district. In order to address the needs fully, specific aims are set out below. **In addition these aims may be addressed by further topic- or area-specific development plan documents or supplementary planning documents.**

3.2 These aims are broad and most can apply district-wide, although specific environments and places are highlighted where directly part of the Core Strategy **Review**. **These aims will be delivered through the actions of the council, developers, landowners, private-sector investors and a range of infrastructure and service providers and local interest groups, working in a co-ordinated way.**

Strategic Need A: The challenge to improve employment, educational attainment and economic performance.

3.3 Aims arising from Strategic Need A:

1. Increase prosperity across the local population;
2. Improve accessibility and transport infrastructure;
3. Enhance the viability/vitality and appeal of Town Centres, with Folkestone as a major commercial, cultural and tourism centre featuring upgraded connections and public realm;
4. Achieve real-term increases in gross incomes;
5. Increase the proportion of residents with higher-level qualifications, helping to create an 'innovation district' to provide a distinct employment offer that reflects changing patterns of work;
6. Deliver a flexible supply of 'super-connected' employment space in terms of location, size and type, particularly space that allows businesses to start-up and scale-up their operations;
7. Expand the range of jobs and the skills of the local workforce;
8. Maximise the efficient use of infrastructure and secure further improvements, unlocking the development of priority sites, communities and areas to develop business clusters and centres of excellence;
9. Provide housing of a quality and type suited to long-term economic development needs;
10. Regenerate deprived neighbourhoods, including Central and Northern Folkestone and pockets within Romney Marsh; and
11. Expand cultural and creative activity in the district **and enhance the evening economy**, with refurbished premises and spaces in Folkestone's old town forming a vibrant Creative Quarter.

Strategic Need B: The challenge to enhance management and maintenance of natural and historic assets.

3.4 Aims arising from Strategic Need B:

1. Expand green infrastructure and enhance its connectivity, making a positive contribution to managing the impacts of climate change through adaptation and mitigation;
2. Minimise local carbon emissions, maintain air quality, control pollutants and promote sustainable waste management;
3. **Achieve a net gain in** biodiversity and **geodiversity**, particularly where of international and national significance, including a focus on Dungeness and Folkestone Warren;
4. **Conserve and enhance** sensitive landscapes, especially on the edge of settlements **and** within the Kent Downs Area of Outstanding Natural Beauty and its setting;

5. Increase the efficiency of water management to maintain local water resources and to improve the quality of watercourses and the sea;
6. Maintain the sense of openness and tranquillity of the countryside and undeveloped coast;
7. Manage the district's coast to ensure resilience to climate change processes, reducing the risk to life and property from flood hazards, and actively managing coastal environments for green infrastructure and sustainable recreation;
8. Enhance the character and function of the district's historic towns and villages, and the management of historic assets/visitor attractions **to promote heritage tourism**; and
9. Promote choice in means of transport through **improving** opportunities for walking and cycling, public transport networks and information.

Strategic Need C: The challenge to improve the quality of life and sense of place, vibrancy and social mix in neighbourhoods, particularly where this minimises disparities.

3.5 Aims arising from Strategic Need C:

1. Create distinctive places and cohesive neighbourhoods and encourage increased voluntary activity, the provision of new community buildings and the retention of **valued facilities and services**;
2. **Improve the** choice of good-quality **homes in** neighbourhoods and villages, with a mix of housing size, type and tenure, including opportunities for self- and custom-build homes;
3. Assist in meeting the essential needs of vulnerable social groups and provide more properties that allow people to remain living independently;
4. Improve sports, recreational space, healthcare and other facilities and reduce relative disparities in the health of communities;
5. Increase access to services for the local population and improve and maintain essential rural services and infrastructure;
6. Improve the urban environment, increasing the use and sense of security of key public spaces including parks, town centres and public transport stations;
7. Reintegrate physically divided or highly linear villages and neighbourhoods through central social infrastructure or community development;
8. Improve Town Centre environments, facilities and communications for businesses and visitors in the Romney Marsh area; and
9. Consolidate communities that are hosting significant new developments.

Strategic Need D: The challenge to plan for strategic development which fosters high quality place-making with an emphasis on sustainable movement, buildings and green spaces.

3.6 Aims arising from Strategic Need D:

1. Ensure adequate land is identified to meet housing need over the plan period, with an aim to provide sufficient capacity **beyond 2036/37 to plan for the long-term**;
2. Provide a balanced mix of land uses, housing tenures, community facilities and strategic open spaces with long term stewardship and management arrangements established at an early stage;
3. Promote innovative and distinctive architecture while protecting and enhancing unique landscapes and heritage assets. Building construction should be characterised by longevity, smart energy solutions and environmentally adapted materials;
4. Encourage healthier living by the generous provision of sports pitches, recreation facilities and land for locally-grown produce;
5. Provide public spaces and facilities that are accessible to all, through links such as public transport, walkways, bridleways and cycle paths;
6. Provide homes that meet the different and changing needs of young people, growing families and the elderly;

7. Integrate public transport with strategic development, providing local links and strategic connections;
8. Provide generous green corridors within and connecting built-up areas, particularly to enhance the built environment in high-density areas, **prevent the coalescence of settlements and mitigate the impact of strategic development on the landscape setting**; and
9. Reduce waste from new homes and businesses and increase recycling rates significantly higher than in existing towns in Kent.

3.2 Vision for Folkestone & Hythe District

3.7 The district's environments and accessibility mean as a whole it has significant potential. To capture this, all places across the district can play a role; and for change to be delivered a positive and ambitious vision is set out, looking to 2037 and beyond.

3.8 **Aiming high will** maximise achievement. With the delivery of the major proposals, the right conditions, confidence and resources will be generated, resulting in the innovation, pride and social capital needed to deliver this future. For such growth to be 'smart' it must make the most of hard infrastructure, digital technologies and data to engage people and make the district a more liveable, resilient and welcoming place.

Future Vision for Folkestone & Hythe District

The district will flourish into a distinct area of high-quality towns, including a new garden settlement, complemented by the contrasting strengths and distinctiveness of attractive countryside and coastal places.

This will occur through planning for a smart, self-confident, secure and low-carbon district, and through enhancing the district's many diverse and special environments.

3.9 With this vision, the diverse parts of the district should develop, moving towards a future, including a high-quality garden settlement, coastal towns and attractive countryside, as set out in the paragraphs below.

- **Urban Area Future**

3.10 Major economic opportunities will have been realised, especially through High Speed 1 rail service enhancements. Folkestone will be well-connected to major European cities, with an increasing focus on digital connectivity; movement within the town will be easier and clearer for all modes of travel, with an improved public realm and pedestrian environment within a mixed-use town centre. Key urban facilities such as the Central railway station and town centre will be clearly linked to each other and to the natural attractions of the coast and countryside, with a choice of travel modes (foot, bicycle, bus and car). The town will be at the heart of East Kent's economic and cultural life, with a rejuvenated Seafront supporting a town centre vibrant with new offices, facilities and improved public spaces. Folkestone will **have grown in importance as an 'events town'**, with **recognised** cultural and artistic festivals, **as well as new evening entertainments and music events**. The **town's day-time and evening economy will be thriving**, with new investors alongside existing employers, upgrading the fabric of the town by improvements to buildings and an expanded range of shops and offices.

3.11 Residents and workers will have an enhanced choice of independent shops, workshops, galleries, cafés, restaurants **and entertainment venues**, bringing new life to small shop units and historic streets; these will be supported by high-quality visitor attractions and accommodation. Greater flows of pedestrians during the day and improved evening attractions will **lead to a reduction in** anti-social behaviour and crime. The heart of the town will be **enhanced** by **improved facilities** for shoppers, diners and visitors. It will **attract** people from elsewhere in the region, the country and the continental mainland.

3.12 The town will be family-friendly, benefiting from **affordable housing integrated into new developments**, improved schools, accessible sports and recreational facilities, easy access to the countryside and new medical facilities. Sports, open spaces and the coastline will benefit from major improvements.

3.13 Through a combination of increased market confidence, public sector assistance and an active voluntary sector, central and north Folkestone's range of housing, employment opportunities and community services will match the rest of the urban area. Regeneration will be apparent in the improved urban environment spreading out from inner Folkestone.

3.14 West Folkestone and Sandgate will still be accessible and strongly desirable seaside communities – with their character maintained and enhanced – for residents and commercial investors. Cheriton will be a growing community, with increased choice of housing and prosperity, acting as a centre for local services, well-connected to Folkestone West station. The Military Estate at Shorncliffe will be consolidated and improved, sitting alongside substantial new housing-led development that improves connectivity and provides improved open space, recreational and sports and community facilities. The northern fringe of the town will be characterised by strong small- and medium-sized enterprises and educational facilities, operating from modern premises and contributing to a diverse local economy.

3.15 Hythe will continue to be an attractive hub for residents and visitors, with small shops and traders in the attractive, vibrant and pedestrian-friendly High Street environment. The town will benefit from new sports facilities, more attractions and leisure facilities at the sea and by the Royal Military Canal. Hythe will be prominent in the sub-region as an appealing tourism base, with better-graded accommodation. Accessibility will have improved, especially to Sandling railway station, and for pedestrians to the west of town centre and its surrounds.

3.16 West Hythe will be transformed into a community well-integrated within the landscape and town. It will contribute to pressing needs in the centre and south of the district for affordable housing and new local services, sports and jobs, having attracted new families and people of working age to Hythe. Flood risks will be reduced through enhanced defences.

3.17 Seabrook, Horn Street and other small, high-quality neighbourhoods will continue to thrive and prosper as distinctive, characterful places where the town meets country, and with essential services maintained and strengthened.

- ***Romney Marsh Area Future***

3.18 Opportunities for work and investment, and awareness of the Marsh's outstanding natural environment, will be considerably expanded. The countryside and towns of Romney Marsh will be as distinct and immediately recognisable as they are today, with readily apparent local opportunities for the future alongside a clear sense of history.

3.19 Natural assets, coastal habitats and key infrastructure will show greater adaptability to climate change. The special coastal ecology and wildlife sites – especially at Dungeness – will continue to be a haven for rare species and actively managed to ensure sustainability. The flat topography of the Marsh will continue to provide an alluring environment for cyclists, and those interested in our history and rural life. These features will form a central part of the appeal of the district to visitors. Agricultural practices and land management will not be intrusive but will continue to be central to the heritage of the Marsh and its economic diversification, with a focus in tourism on environmentally-friendly trips and greater emphasis on local produce.

3.20 New Romney will have evolved and expanded to be recognised as a prominent centre for the Romney Marsh area. The town will play a vibrant role serving the whole of the area through expanded health, education and retail facilities, new business space, an improved town centre, and additional family housing. Day-to-day life for Marsh residents will be improved through people being able to access well-paid employment, improved infrastructure and transport, and essential services. Travel to other services, large offices and urban facilities will be more convenient and focus on Hythe (including the former Nickolls Quarry), Ashford and Folkestone. Smart and focused improvements will have increased the efficiency for all transport modes (car, bus, cycling and pedestrians) using the A259 route, and will have delivered more efficient and attractive coastal travel through to New Romney and Lydd.

3.21 The availability of a wider range of jobs and services will be underpinned by the growth of sectors such as tourism and energy, through new developments and small firms. This economic transition, tackling underlying rural deprivation, will have been made possible by the impact of new communications and technology, and

training up a better-qualified workforce. Technology will enable better access to information for a range of business and social purposes, including about convenient transport options when travelling to work, shops, school and healthcare, or when visiting the area.

3.22 Lydd and St Mary's Bay will have upgraded their appeal and local services to become highly popular to visitors and as places to live, and with flood risks safely managed. The economy in Lydd town will be boosted, capitalising on its historic centre, including by an expansion at Lydd Ranges of defence employment and training, and through residential and commercial investment on key approaches. Dymchurch will continue to be the primary coastal tourist resort for the Marsh, with visitors particularly benefiting from accessibility and environmental improvements.

3.23 The villages of the Marsh, including Brookland and smaller settlements such as Ivychurch and Burmarsh, will continue to be attractive rural communities, attracting new visitors and residents and retaining community facilities, addressing problems of isolation and exclusion.

- **North Downs Area Future**

3.24 As identified by the Growth Options Study (see Section 4), there is an opportunity and environmental capacity for strategic scale development in this area in the form of a new garden settlement to meet the increased housing needs of the district.

3.25 The new settlement will be a landscape-led garden town, which respects the setting of the Kent Downs Area of Outstanding Natural Beauty (AONB) by including strategic landscaping and lower density development in those parts of the town that are more visible from the North Downs ridge **and the wider escarpment**. It will deliver low-carbon homes and increased resource conservation, with **development that is highly water efficient**. It will provide opportunities to achieve health benefits through walkable neighbourhoods and the construction of homes to meet the changing needs of occupants. There will be a range of character areas and housing tenures, as well as self-build and custom-build homes. It will provide a range of employment opportunities, maximising the potential of the location, infrastructure and opportunities to deliver new forms of employment.

3.26 The settlement will be an attractive place that is aesthetically, culturally and environmentally rich and stimulating, centred around an attractive park forming an enhanced setting to Westenhanger Castle. It will have a range of multi-functional green and blue spaces (rivers, streams and water bodies) linked in a network (known as 'green infrastructure'). **The green infrastructure network will enhance local biodiversity, avoiding the fragmentation of habitats. It will help to create a healthy environment, providing space for community orchards and allotments, and reduce the impact of flooding, through the storage and slow release of water during storm events. Green infrastructure will improve access to nature, linking to the wider network of routes and spaces within and beyond the North Downs area.**

3.27 Existing villages within this area will consolidate their place as some of the most popular and relatively accessible rural communities in East Kent, with the maintenance of a quality natural setting befitting the Kent Downs AONB and its surrounds. The hills, valleys and woodlands will be an increased attraction, and along with strategic transport links, holding wide appeal to new residents, employers and visitors. Environmental quality will be respected and appreciated, with management, protection and enhancement of prominent natural assets such as the Saxon shoreline and special habitat of the escarpment to Etchinghill. The whole Downs landscape will be managed sensitively to form an attractive base for visitors, home-grown businesses and tourists.

3.28 The area will still be characterised by a broad range of well-served rural communities. Housing affordability and poor access to healthcare and youth facilities will have been addressed through development tailored to local needs and improved public transport to London, Ashford, Folkestone, Dover and Canterbury. The area will benefit from improved technology encouraging more small- and medium-sized rural enterprises, and with clusters of buildings converted to small offices, and increased homeworking. Significant numbers of jobs will be created within the garden town, which will provide employment opportunities for nearby towns and the wider area.

3.29 Sellindge will have grown to the south and east, consolidated around a central core of expanded and new facilities and open space at its heart, creating a compact, social village. It will be well-connected to the adjoining garden town, with improved connectivity to Ashford, Folkestone and beyond through improved walking, cycling, bus and rail routes.

3.30 Hawkinge will continue its growth as an important centre. It will be a family-friendly place, providing attractive walking and cycling routes to its improved shops, new care facilities and jobs, and well managed community facilities and open space. The consolidation of the **town** as a maturing community will mean greater integration and an established identity as a key settlement.

3.31 Villages at the heart of the AONB such as Lyminge and Elham will remain highly attractive places to live and visit, with a wide range of local facilities serving the surrounding countryside. Lyminge will be recognised for its very good range of shops and public services, where sensitive small-scale developments have improved access to rural housing. Elham will be a key centre for the expanded visitor economy in the **Kent** Downs AONB. Villages such as Stelling Minnis, and hamlets in the Elham Valley and the countryside surrounding Stone Street,

will continue to be 'quiet gems' of the Kentish countryside, with local schools and other essential services maintained, benefiting from the economic possibilities of electronic communications, while nestled in a landscape overseen with pride and care.

3.32 Outside the AONB, the provision of a garden town will capitalise on existing infrastructure to open up opportunities for wider communities, while also ensuring that villages such as Lympne and those within the AONB retain their distinct character. Communities will have become better-served with expanded schools, employment, leisure and recreational activities and healthcare, with significant access to new housing to meet changing needs. The strategic transport corridor running through this area will be managed to bring greater local advantages, with the provision of a significantly improved station and High Speed 1 services at Westenhanger acting as a local transport hub to the **Kent** Downs area and beyond to Hythe and the Marsh. The area has significant appeal to tourists, at an important international gateway. This location will be capitalised on, with the provision of new tourist facilities to support existing attractions such as Port Lympne Reserve and as a central point to visit the Romney Marsh, Folkestone, **Kent** Downs AONB and Canterbury, capitalising on visits from those arriving from or departing to Europe.

3.33 Key local themes of this narrative are addressed for each character area in section 5.2.

3.34 The delivery of these aspirations requires a shift in the trajectory of development with the creation of a new garden town. Accordingly the next chapter sets a demanding, but deliverable, spatial strategy, ensuring the district continues to meet its housing and employment needs over the plan period to 2037 and beyond.

The Spatial Strategy for Folkestone & Hythe

4 The Spatial Strategy for Folkestone & Hythe

The objectives and vision of the spatial strategy have been revised from those of the adopted Core Strategy (2013). The revised strategy reflects wider needs to capitalise on existing strategic infrastructure. New infrastructure will be delivered alongside employment and housing to deliver sustainable development and generate opportunities for job growth across the district to 2037 and beyond, within identified landscape capacity. Accordingly, this chapter sets out proposals for long-term development (policies labelled 'SS'). The main element of the spatial strategy is a set of overarching provisions. A number of strategic policies then follow for a new garden settlement (SS6-SS9), Folkestone Seafront (SS10) and Shorncliffe Garrison, Folkestone (SS11).

4.1 District Spatial Strategy

Introduction

4.1 The district's appeal is primarily based on its connectivity and variety of towns, villages and high quality environments of coast and countryside. The heart of the North Downs and Romney Marsh areas are within the **Kent Downs Area of Outstanding Natural Beauty** (AONB) and Grade 1 classified agricultural land (respectively), both of which have a rich and diverse influence on the landscape character. Accordingly, the district's highest quality rural landscapes need to be maintained as a key part of its attractiveness. Allied to this is the historic influence of the coast on the evolution of settlements and on current perceptions of the district.

4.2 Maintaining the district's distinctive coast and rural areas are key aims that shape the spatial strategy. Nevertheless, towns are the places where most people live and work, and the strategy has to address the needs of these places, alongside villages and the rural area.

4.3 Folkestone is the largest settlement in the district and represents the main hub for economic and business activity. Broadly, the district can be characterised as having three distinct economic and market sub-areas:

- Folkestone and Hythe;
- Romney Marsh; and
- The North Downs.

Population Change

4.4 The population of the district based on the mid-year estimate in 2016 stands at 111,200. The district (along with Dover and Thanet) has an older age profile than the other Kent local authority areas and, as such, it is subject to a higher annual rate of deaths to births, which resulted in a negative natural change. However, overall between mid-2015 to mid-2016 the district was one of four of Kent's local authorities subject to a population increase which can be attributed to migration alone.

4.5 Looking at these trends in more detail:

- **Movements to/from Kent** - The majority of people who moved into Kent in the year ending June 2016 came from London. 24,800 people, equivalent to 45.9 per cent of all in-migrants, came from the capital. In contrast, of all the people leaving Kent, 24.3 per cent (11,200 people) moved to London. The result was a net gain of 13,600 people from London to Kent. This trend is expected to continue as improved digital connectivity allows for more diverse patterns of work, while high speed rail makes the district more attractive for those who still regularly commute to the capital; and
- **Movements to/from Folkestone & Hythe district** - The matrix drawn from the Migration Indices bulletin provides data on the origin and destination of internal migrants to and from Kent local authority areas from mid-2015 to mid-2016. This shows that:

- **Folkestone & Hythe District to/from London** - During the 12-month period some 500 people moved from Folkestone & Hythe District to London, with 1,100 people moving from London to the district, a net gain of 600 internal migrants (residents) to the district; and
- **Folkestone & Hythe District to/from all areas** - Overall, the trend of net migration into the district (from all areas) between 2003/04 and 2015/16 has ranged between 200 (2008/09) and 1,300 a year (2015/16), although the annual net in-migration was relatively stable at between 400 and 800 net additional migrants a year between 2005/06 and 2013/14.

Calculating the Housing Need

4.6 There is an acknowledged national shortage of housing, not only in the district but across the South East of England generally, and providing more homes is now a high priority for both the council and the government (which has set an ambitious national target of 300,000 new homes a year).

4.7 The 2013 Core Strategy is delivering a minimum of 8,750 new homes from 2006 to 2031; this amounts to 350 homes a year, with a target of 400 planned for delivery. The Places and Policies Local Plan, currently in the final stages of preparation, provides for additional development to meet the 2013 Core Strategy housing requirement.

Local Assessment of Housing Need

4.8 The Core Strategy Review is now looking to a longer period, to 2037. In planning for this period, the council undertook a Strategic Housing Market Assessment (SHMA) for the district, working in partnership with Dover District Council. ⁽¹⁾ The SHMA assesses housing need by considering a range of factors including:

- Demographic evidence (such as births, deaths, migration into and out of the area and the rate at which new households are likely to form);
- The numbers of homes delivered in the past;
- House prices and the housing market; and
- Likely future economic growth.

4.9 **Taking account of these factors**, the SHMA determined that the **local housing need** for the district stands at **633 new homes a year**.

National Methodology for Calculating Housing Need

4.10 While the council has been preparing the Core Strategy Review, the government consulted on the introduction of a standard national methodology for calculating housing need. 'Planning for the Right Homes in the Right Places' was published by the Department for Communities and Local Government (DCLG) in September 2017. **Following this consultation**, the Ministry of Housing, Communities and Local Government (MHCLG) prepared **and consulted on** a revised draft of the National Planning Policy Framework. **The final version of the National Planning Policy Framework was published in July 2018. Regarding new housing, this states that, "To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals".**⁽²⁾

1 Strategic Housing Market Assessment, Peter Brett Associates, March 2017

2 National Planning Policy Framework, Ministry of Housing, Communities and Local Government, July 2018, paragraph 60.

4.11 The national methodology for housing need factors in the latest household projections⁽³⁾ and information on housing affordability⁽⁴⁾ to arrive at a figure for the minimum number of new homes that local authorities should plan for. At the time of preparing the Submission Draft Core Strategy Review, the latest household projection and affordability ratio for the district indicate that the council should plan for **676 new homes a year**.

4.12 The local assessment of need and the new national methodology will therefore result in broadly similar figures for housing need for the district over the plan period.

Given this, the Core Strategy Review will plan for a total of **12,845 new homes over the period 2018/19 to 2036/37**. This will provide for the minimum amount of new development required by national planning policy.

It should be noted that the government may introduce further changes to the national methodology, following the publication of revised household projections in September 2018⁽⁵⁾. If necessary, any changes to the housing requirement for the Core Strategy Review will be dealt with through a review of the plan.

4.13 It is clear from this that the district's future housing requirement will not be met unless ambitious new growth initiatives are brought forward, at pace. The time is right, therefore, for the council to consider a strategic response to provide significant medium- and long-term housing growth in the district.

Meeting the Housing Need

4.14 The housing need identified above, will be met by a combination of new sites allocated in the Core Strategy Review, small- and medium-sized sites in the Places and Policies Local Plan, the remaining allocation in the 2013 Core Strategy and existing sites with planning permission.

4.15 The potential to provide significant new housing is limited due to the statutory designation of the Kent Downs Area of Outstanding Natural Beauty and the high flood risk affecting much of Romney Marsh. Proportionately, the majority of housing growth over the past decade has been met within the urban areas of Folkestone and Hythe and at Hawkinge. Work undertaken between 2015 and 2017 in preparing the Places and Policies Local Plan concluded that the opportunities to accommodate further strategic growth in towns and villages is extremely limited.

4.16 In October 2016 consultants AECOM were commissioned to develop a Strategic Growth Options Study for the district, alongside a high-level landscape appraisal, as part of the early work to inform the Core Strategy Review. The context for the Growth Options Study comprised a new calculation of housing need arising from the SHMA. These homes will need to be supported by new employment opportunities and supporting infrastructure; this Core Strategy Review is therefore being undertaken to help ensure that housing need can be met and that the accompanying jobs and infrastructure can be successfully delivered.

4.17 Strategic growth also enables greater social mobility and provides labour for local employers, helping businesses to expand, which in turn benefits the wider local economy. The delivery of new housing at the right scale enables a critical mass to be reached, providing a sufficient number of people to sustain services, facilities and employment.

3 Updated every two years to take account of the latest demographic trends (usually in April).

4 The most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level and updated every year (usually in March).

5 See: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> ..

Employment and Indices of Multiple Deprivation

4.18 Levels of deprivation have reduced between 2010 and 2015 relative to other local authorities in England; the district now ranks as the third most deprived authority in Kent (of 12). Notwithstanding recent improvements, this relatively poor position in the Indices of Multiple Deprivation, especially when contrasted with other areas in South East England, emphasises the need for an ambitious development strategy that ensures the district and its residents can prosper.

4.19 The approach set out in the Core Strategy Review is to positively support employment needs so that the economy is not unduly constrained, but also to recognise the problems around limited land supply and the competing pressure on available development sites from other uses (non B use classes).

4.20 Outside the central commercial hub in Folkestone and Hythe, the district is mostly rural in nature, with more limited opportunities for new economic development. As drawn from the Employment Land Review (July 2017), the district supported around 48,200 jobs in 2016, which represented an employment growth of 27 per cent over the period from 1997. This employment growth was materially higher than the growth recorded in Kent (22 per cent), the South East (19 per cent) and the UK (19 per cent). The number of jobs in the district in 2006 (the base year of the 2013 Core Strategy) was in the region of 42,600 jobs, meaning job growth over the period 2006 to 2016 was equivalent to 13 per cent. This level of growth was also higher than in Kent (8 per cent), the South East (8 per cent) and the United Kingdom (8 per cent) during this period.

4.21 An over-representation of lower value employment sectors (such as public administration and defence, agriculture, forestry and fishing, and utilities) has contributed to the district's economy being less productive compared to the regional and national average. The lower value employment base aligns with a less-skilled resident workforce capturing lower earnings compared to other parts of Kent, while the employment mix in the local economy is likely to have contributed to a proportion of the resident workforce choosing to commute outside the district for work.

4.22 One of the drawbacks of the district as a business location is a shortage of skilled labour for local businesses. Other identified weaknesses include a lack of good quality flexible commercial space that meets modern occupier needs and, outside Folkestone, employment allocations that do not maximise access to the strategic road network at junctions 11, 12 and 13 of the M20. These drawbacks have contributed to the district being highly self-contained in terms of local businesses operating in mostly local markets, attracting little inward investment.

4.23 The weaknesses of the district as a business location have reduced its competitiveness compared to other more established centres such as Ashford, Canterbury and Dover, particularly in terms of capturing 'footloose' occupiers. In contrast to this, one of the district's main strengths relates to its lower business and rental costs compared to other locations, which makes it a cost-competitive location for occupiers. However, the lower rental values deter speculative developments due to concerns that future rental yields will not support the costs of providing new premises.

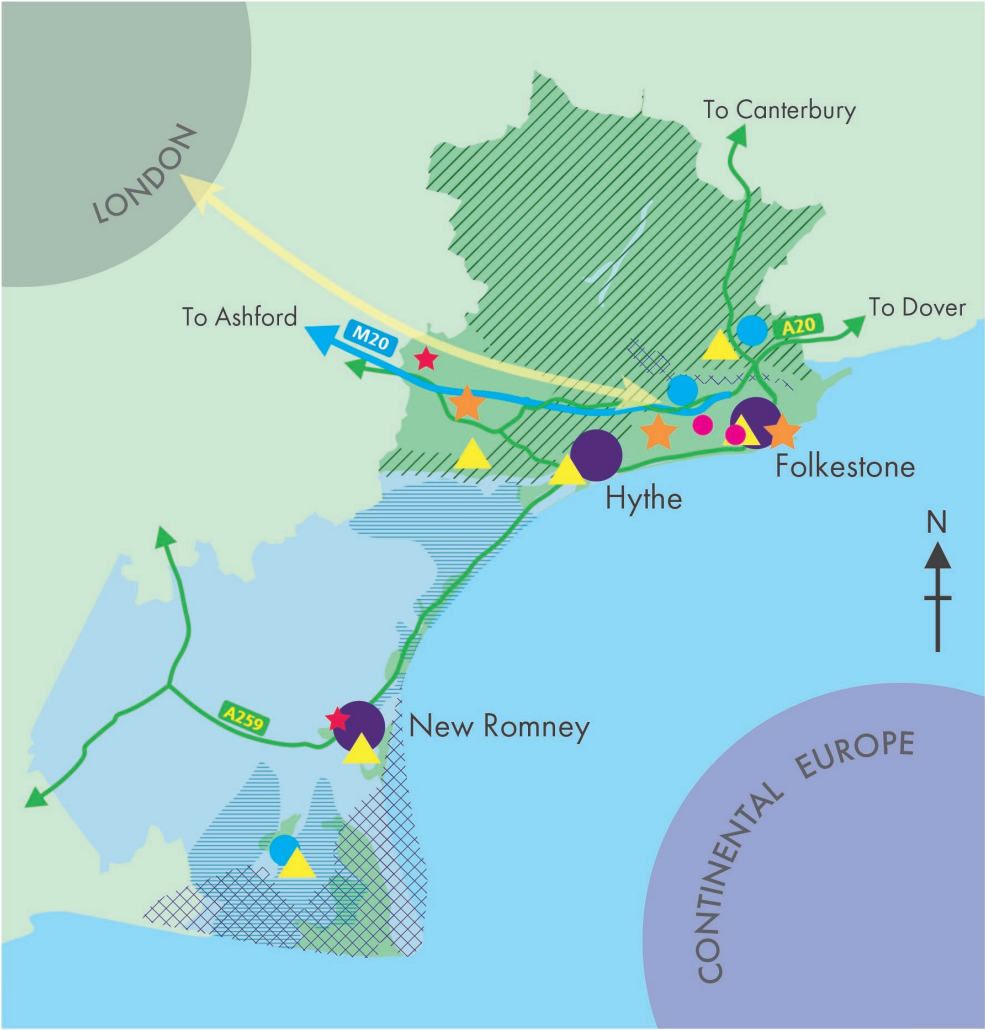
4.24 Overall, these recent trends have had a significant effect on how the commercial property market in the district has performed. Long-term trends suggest a gradual decline in office space and an increase in industrial space since 2000. These trends are in contrast to recent employment trends which indicate growth in office jobs and a decline in industrial jobs. This divergence is likely to reflect more efficient use of existing office space, as well as the delivery of some new industrial space that supports fewer jobs (for example, the trend towards automation reduces the number of jobs previously supported by industrial space). As such, the trends between delivery of space and jobs are not linear and the changing nature of work and increasing efficiencies may require an increase in floorspace for advanced manufacturing, with more flexible office space provided to support co-working or space that can be expanded as businesses grow.

4.25 The council has identified a number of actions to boost growth sectors and increase job opportunities, including increasing the supply and quality of employment land. A more active programme of intervention in the market is likely to address some of the barriers to commercial development (for example, site infrastructure and viability) and also stimulate greater levels of market demand as business growth increases. Alongside this, proposals for strategic development, including a new garden settlement, provide a major opportunity to create a new focus for expanding sectors and new forms of economic growth.

Overview of key features of change proposed in the spatial strategy, and associated major proposals for delivery:

- The creation of a major new settlement based on garden town principles in the North Downs Area. *See policies SS6, SS7, SS8 and SS9.*
- Develop Folkestone's centre, employment sites and deprived residential neighbourhoods to improve connectivity, vibrancy and activity led by major opportunities on 'brownfield' land at Folkestone seafront and Shorncliffe Garrison, as well as employment sites, with opportunities to consolidate and improve the existing housing, commercial and retail stock. *See policies SS1, SS3, SS4, SS10, SS11 and CSD6.*
- Focus major new development in Hythe on regenerating the west/south of the town, and maintain the character and vitality of the town centre, improving opportunities for sport, recreation and leisure. *See policies SS2, SS3, SS4 and CSD7.*
- Regenerate Romney Marsh through a positive approach to sustainable economic development and infrastructure opportunities, and through increasing the strategic role of New Romney town in serving the area, as the key service, health, education and employment hub for the Marsh. *See policies SS1, SS4, CSD3 and CSD8.*
- Improve precious habitats, critical landscapes and efficiency of natural resource use (including water) and manage carbon emissions and flood risks in response to climate change. *See policies SS1, SS3, CSD4 and CSD5.*
- Target construction of **676 dwellings** per year to 2036/37. *See policies SS2 and SS3*
- Accommodate new retail, leisure and an improved public environment at Folkestone, Hythe and New Romney town centres. *See policies SS3, SS4 and CSD6-8.*
- Secure resources from developers for new physical and social infrastructure through developer contributions, including the Community Infrastructure Levy. *See policy SS5.*
- Provide public access to major new green infrastructure for Folkestone, Hythe and the district at Seabrook Valley, Folkestone seafront and elsewhere. *See policies SS11 and CSD4.*

4.26 Primary provisions are set out in Figure 4.1, the Core Strategy Review Key Diagram.



The Key Diagram



Figure 4.1 The Key Diagram

4.27 The spatial strategy is informed by a range of studies and the understanding of places as portrayed in sections 1.2 and 3.2.

Policy SS1

District Spatial Strategy

Housing will be delivered through a new sustainable, landscape-led settlement, with supporting town centre and community uses, based on garden town principles in the North Downs Area, in accordance with policies SS6-SS9. The garden town will maximise opportunities arising from the location, access to London and continental Europe and strategic infrastructure. Housing and supporting community uses will also be delivered through growth in Sellindge (policy CSD9).

Elsewhere in the district, priority will continue to be given to previously developed land in the Urban Area in Folkestone, for main town centre uses and housing, to enhance the town's role as a sub-regional centre, with opportunity for increased densities within the town centre and maximisation of employment opportunities at key locations.

Development in the Urban Area will be led through strategically allocated developments at Folkestone Seafront (policy SS10) and Shorncliffe Garrison, Folkestone (policy SS11), and the delivery of strategic mixed-use development at Hythe (policy CSD7).

Remaining development needs should be focused on the most sustainable towns and villages as set out in policy SS3. Development outside the new settlement and identified centres in the open countryside and on the coast (defined as anywhere outside settlements within Table 4.3 Settlement Hierarchy) will only be allowed exceptionally, where a rural or coastal location is essential (policy CSD3).

This is supported by the following strategic priorities for the three character areas of the district:

- Urban Area** - The future spatial priority for new development in the Urban Area (Folkestone and Hythe) is on promoting the development of vacant previously developed land, central Folkestone and the north of the town, and other locations within walking distance of Folkestone Central railway station; securing new accessible public green space, plus regenerating western Hythe.
- Romney Marsh Area** - The future spatial priority for new development in the Romney Marsh Area is on accommodating development at the towns of New Romney and Lydd, and at sustainable villages; improving communications; protecting and enhancing the coast and the many special habitats and landscapes, especially at Dungeness; and avoiding further co-joining of settlements and localities at the most acute risk to life and property from tidal flooding.
- North Downs Area** - The future spatial priority for new development in the North Downs area is on the creation of a landscape-led sustainable new settlement based on garden town principles outside the Kent Downs Area of Outstanding Natural Beauty (AONB) boundary and without material impact on its setting, and the expansion of Sellindge. Within the Kent Downs AONB development will be limited to consolidating Hawkinge's growth and sensitively meeting the needs of communities at better-served settlements. Major development will be refused within the AONB other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest, in accordance with the National Planning Policy Framework.

The strategic growth of New Romney is also supported through policy CSD8 to allow the market town to fulfill its potential to sustainably provide for the bulk of the housing, community infrastructure and commercial needs of the Romney Marsh Area. Development will also be planned at other identified settlements in line with the Settlement Hierarchy sufficient to ensure the achievement of growth requirements. In particular, development which helps to maintain and support the local role of the market town of Lydd can meet priority needs. Should development proposals come forward for the further expansion of London Ashford Airport at Lydd, the council will work with the airport, local community and other stakeholders to prepare and adopt an Action Area Plan for the site.

Within identified settlements, development as agreed by the local community in neighbourhood plans will be encouraged where well-related in scale and location to the Settlement Hierarchy, and in line with the strategic policies of the Core Strategy **Review** and Places and Policies Local Plan.

In all locations throughout the district, development should be designed to directly contribute to the sense of place and sustainable design as set out in policy SS3.

4.28 SS1 primarily addresses Core Strategy **Review** aims under the following Strategic Needs: A, B, C and D.

Urban Area

4.29 Currently the majority of the district's population, jobs, shops and higher-order public facilities are found in Folkestone and Hythe. Major transport connections - including High Speed 1 services, the Channel Tunnel terminus and the M20/A20 - open up central and northern Folkestone and north/west and central Hythe as accessible locations for investment, less than one hour from central London.

4.30 These connections, alongside the overall attractiveness and competitiveness of the district, have the potential for transforming its economic performance. This will be supported by a critical mass and choice of premises, markets, supporting facilities and working/living environments, all well-served by regional, national and international transport connections.

4.31 **The development of** homes, jobs, shops and services close to public transport facilities **will help to minimise carbon emissions**. Similarly, avoiding the main tidal flood risk zone will ensure risks from sea level rise are **reduced**.

4.32 In and around Folkestone and Hythe the character and quality of the natural environment also varies significantly, but includes part of the AONB and other valuable features. There are opportunities for a range of targeted improvements, not only housing and jobs, but also developing networks of green infrastructure close to the majority of the district's population. Former military training land at Seabrook Valley is well placed to both Folkestone and Hythe and the AONB, and can be a catalyst for improved management of the urban/rural fringe.

4.33 Maintaining the environmental quality and vitality of the district's rural area must be allied with the regeneration of its towns. The spatial strategy therefore prioritises opportunities in central Folkestone (including the Seafront and central sites near High Speed 1 railway stations) and at Shorncliffe Garrison. **These opportunities** provide the most feasible means to secure new community services **in the Urban Area**.

4.34 Hythe can play an appropriate complementary role, led by its attractive town centre and the implementation of remaining proposals for major housing-led mixed-use development at the former Nickolls Quarry (Martello Lakes) development.

Romney Marsh Area

4.35 The Romney Marsh Area has its own particular strategic development needs. These should be addressed in the context of potential flood risk and infrastructure **constraints**. Rural transport is a priority, especially along the coastal route, to benefit from services in and around Folkestone and Hythe (for example development at the former Nickolls Quarry). Its coast and distinctive environmental features need to be protected, most notably at Dungeness. To this end, the spatial strategy focuses new development at New Romney to serve both the town and the wider area, complemented by actions to address regeneration needs at Lydd. At better-served Romney Marsh villages, there may be potential for some sensitive modest development to create more sustainable villages.

4.36 Opportunities also exist for employment development **at London Ashford Airport at Lydd, through the implementation of the existing planning permission**. Should further proposals arise, the council will seek to work with the airport, local community and other stakeholders to agree a framework by preparing an **Action Area Plan for the site**. The further development of the Mountfield Road Industrial Estate and investment within the nuclear and tourism industries **also present opportunities for job creation**.

4.37 Change is also inevitable in places outside these towns and villages, but the spatial strategy seeks to manage the countryside for green infrastructure and sustainable agriculture, coastal **protection** and tourism, **while** restricting inappropriate development. Countryside protection will also allow a focus on local community, rural business, affordable housing and other **development** where a countryside location is essential. Specific criteria are set out in other Core Strategy policies including CSD3 and CSD4.

North Downs Area

4.38 The potential for significant sustainable development in the district is focused on maximising strategic infrastructure where landscape capacity exists, with the creation of a new settlement in the North Downs Area. This will be a major, long-term growth opportunity, developed on garden town principles during the plan period and beyond. Policies SS6-SS9 set out rigorous design requirements and ambitious environmental and sustainability targets that the new settlement must meet to ensure its potential is realised.

4.39 Further opportunities for growth exist in Sellindge (policy CSD9) to consolidate the village around a central core. At other settlements in the North Downs Area further strategic growth is not proposed within this plan. Small- and medium-sized allocations are identified within the Places and Policies Local Plan to provide for development well-integrated within settlements, to protect the countryside and AONB and to enhance their sense of place. Elsewhere in the North Downs/AONB development will be limited.

4.2 Housing and the Economy Growth Strategy

4.40 The level, balance and timing of development in the spatial strategy will determine whether places change appropriately and whether strategic needs are addressed. The following policy SS2 establishes the quantity of development in the district.

Approach to housing provision

4.41 Section 4.1 sets out the government's methodology for assessing how many homes councils need to plan for. Using the latest household projections and affordability figures, the government methodology requires the provision of:

- **676 new homes a year on average** over the period 2018/19 to 2036/37 (19 years); or
- **12,845 additional homes in total.**

4.42 This requirement will be delivered by development of the new garden settlement, other strategic sites, sites with planning permission and a number of small- to medium-sized site allocations in the Places and Policies Local Plan. A housing trajectory is given in Appendix 3. All types of homes will be counted towards this requirement, including family homes and flats (C3 use class) and specialist accommodation for the elderly (C2 use class).

Neighbourhood plans and the housing requirement

The National Planning Policy Framework states that strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy set out in the authority's local plan. Where it is not possible to provide a housing requirement for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.⁽⁶⁾

Five neighbourhood areas have been designated in Folkestone & Hythe district: St. Mary in the Marsh; Hythe; New Romney; Sellindge; and Lympne. Of these neighbourhood areas, St. Mary in the Marsh is significantly advanced and its Neighbourhood Development Plan has proceeded to referendum; however the other areas have not progressed with neighbourhood plans since the areas were designated some time ago.

Given this, the Core Strategy Review does not set out a housing requirement for any designated area within the district and neighbourhood plans have not been relied on in meeting the district's housing requirement. If existing or new neighbourhoods progress with proposals for neighbourhood plans, the district council will provide them with an indicative figure for new homes based on the latest evidence of local housing need, the population of the neighbourhood area and the adopted local plan strategy.

Approach to employment provision

4.43 To maintain commercial activity and attract new businesses, sufficient development must be permitted to attract investment, increase levels of economic activity and ensure that there is a **skilled** and flexible workforce. Development through the planning system will be complemented by other public policy measures delivering regeneration; for example working with partners in tackling the under-utilisation of some properties or retraining to improve the skills of the local workforce.

4.44 The 2013 Core Strategy set out under 'Strategic Need A' that one of the key aims is *"to deliver a flexible supply of employment land in terms of location, size and type"*; and policy SS2 specifically identified a target of approximately 20ha (gross) to be delivered between 2006/07 and 2025/26 inclusive.

4.45 **As part of the Core Strategy Review**, an updated Employment Land Review (ELR) (Lichfields, 2017) has assessed the future requirements for office and industrial employment uses to 2026.

4.46 Planning Policy Guidance states that local planning authorities should develop an idea of the future economic needs of their area based on a range of data and forecasts, rather than single sources which tend to rely of different variables that are inevitably subject to change. The ELR (2017) considered three scenarios: Labour Demand; Past Completion Rates; and Labour Supply - the findings of which are shown in Table 4.1 below.

	1. Labour Demand	2. Past Completion Rates	3. Labour Supply
OFFICES			
Requirements	18,690	-14,600	18,650
Current Supply (Allocations and permissions)	50,825		

⁶ National Planning Policy Framework, Ministry of Housing, Communities and Local Government, July 2018, paragraphs 65-66.

	1. Labour Demand	2. Past Completion Rates	3. Labour Supply
Surplus/Shortage	+32,135	+65,425	+32,175
INDUSTRIAL			
Requirements	-5,000	15,540	-5,100
Current Supply (Allocations and permissions)	97,745		
Surplus/Shortage	+102,745	+82,205	+102,845

Table 4.1 Demand/Supply Balance for Office and Industrial Space in Folkestone & Hythe District (sqm) 2016 - 2026

4.47 For office development, the labour demand/supply scenarios both forecast employment growth in office-based sectors and similar floorspace requirements of +19,000 sqm (rounded to the nearest thousand). In contrast, the past completion scenario suggests a requirement of -14,600 sqm, which reflects past losses of office space as a consequence of changes to permitted development rights allowing the conversion of offices to residential. Therefore, it would be unsuitable for the council to plan for a negative requirement for office space.

4.48 In regards to industrial and warehouse space, the labour demand/supply scenarios both point to reducing future requirements at comparable levels of -5,000 sqm (rounded to the nearest thousand). These contrast to the past development rates scenario, which indicates that based on recent completions, there is a requirement of +15,540 sqm. Notwithstanding that jobs in the district's industrial sectors have been in long-term decline, recent development activity indicates that there remains a requirement for some industrial floorspace at relatively modest levels and therefore this scenario may provide a better basis for future planning.

4.49 Regarding the existing supply, the ELR finds that generally the district's employment sites show good activity and low vacancy rates. In particular, a low level of vacancy was evident among industrial sites, demonstrating that much of the current industrial stock is meeting a need in the market. This includes good occupancy at lower quality sites, with high demand at the lower end of the rental market. Overall, occupancy levels in the office market appear to be lower than the industrial market.

4.50 The council aims to take a positive approach by pursuing the higher requirements for office and industrial space in the district. The ELR concludes that, based on the current supply of employment space from planning permissions and allocated sites, there is a sufficient supply of space to meet the estimated office and industrial requirements under all three future growth scenarios over the period 2016 to 2026, and also beyond to 2031. Nevertheless, the ELR also stresses that the district's strategic employment allocations need to be well connected with key motorway junctions and/or transport hubs in order to maximise opportunities for their delivery.

4.51 There are however some concerns, particularly around:

- The balance between limited supply in Folkestone, which exhibits the strongest demand, and the rest of the district; and
- The quality of available employment sites.

4.52 These considerations will be closely monitored to see if further intervention, beyond the protection and allocation of land through planning policy, is necessary. The ELR particularly recommends the regular assessment of sites and the preparation of an employment land trajectory through the council's Authority Monitoring Report (AMR).

4.53 The Employment Opportunities Study (Lichfields, 2018) examines the employment opportunities and growth sectors that could be harnessed through the creation of a new garden settlement in the North Downs Area (through policies SS6-SS9). The delivery of a garden town will provide significant opportunity for innovative types of employment development, that are 'super connected' and which could form a cluster of excellence around junction 11 of the M20 and Westenhanger station. Masterplanning of the settlement will need to reflect the findings of the study, to ensure the settlement maximises employment opportunities within both existing and emerging key sectors, and provides for interim uses that support the growing town. The council will monitor the need for employment land through future updates of the AMR and Employment Opportunities Study; any further change to the employment strategy will be addressed through the next iteration of the Core Strategy Review.

4.54 Setting a housing delivery framework to 2036/37 in the Core Strategy Review ensures housing supply is guided for a period in excess of 15 years after adoption of the plan. With these provisions, land can be managed to ensure sufficient and continuous supply for future decades, although it is only appropriate for this document to allocate sites of strategic priority (policies SS6-SS11) and broad locations for growth, with additional expansion of Sellindge proposed in policy CSD9.

4.55 A positive approach is set to increase opportunities to meet selected housing and employment needs, and to reduce the projected decline in the working population and younger age groups.

Policy SS2

Housing and the Economy Growth Strategy

The core long-term requirement is to deliver **676 dwellings (Class C3) a year on average from 2018/19 to 2036/37**, a total requirement of **12,845 new homes** over the plan period. This will be achieved by major strategic growth in the district including the delivery of a new garden town, **as well as a number of small- and medium-sized sites as allocated in the Places and Policies Local Plan.**

Allied to this rate of housing delivery, business activity and the provision of jobs will be facilitated through supporting employment opportunities in the garden settlement, existing town centres, the protection of sufficient employment land across the district, allocations and delivering rural regeneration (especially in the south and west of the district).

Use	Target amount of additional development 2018/19 - 2036/37	Delivery of plan period
Housing (Classes C2/C3)	Minimum of 12,845 dwellings	A requirement is set that deliverable land for an average of 676 dwellings a year over the plan period (19 years)
Industrial warehousing and office (B classes)	Approximately 20 ha gross	Target to be monitored and to inform the development requirements for the garden settlement; and site allocations in the Places and Policies Local Plan.
Goods Retailing (Class A1)	Approximately 35,000 sqm gross	

Table 4.2

Provisions to ensure the effective implementation of this policy are detailed in section 5.3.

4.56 SS2 primarily addresses Core Strategy aims under the following Strategic Needs: A, C and D.

4.57 The table below shows how the housing requirement to 2036/37 will be met. Due to the scale of strategic allocations (policies SS6-SS11) and need for phasing with infrastructure, they will play a **medium- and long-term** role in maintaining housing supply.

Source	Contribution (net dwellings)⁽¹⁾
Delivery through the allocated garden settlement over the plan period 2018/19 to 2036/37 ⁽²⁾	6,375
Delivery through the further expansion of Sellindge ⁽³⁾	350
Delivery through allocated development sites (remaining Core Strategy Policy CSD8 and Places and Policies Local Plan allocations) without planning permission ⁽⁴⁾	1,400
'Windfall' sites - allowance of 55 units per annum for 17 years ⁽⁵⁾	935
Delivery (minimum) through extant planning permissions and sites under construction. ⁽⁶⁾	4,100
Total 2018/19 – 2036/37 (minimum)	13,160

Table 4.3 How the housing minimum requirement will be delivered through the plan period

1. Rounded to the nearest 5 dwellings.
2. Core Strategy Review Policies SS6-SS9
3. Core Strategy Review Policy CSD9.
4. 10 per cent deducted from total to account for non-delivery of sites.
5. Windfall development accounts for the housing delivery arising from small sites of 1 to 4 dwellings. Evidence from the years 2007/08 to 2016/17 indicates an average of 62 dwellings from windfall development per annum. Early years have been discounted to avoid double counting with existing planning permissions.
6. 10 per cent deducted from sites where construction has not started to take account of non-delivery.

4.58 Table 4.3 shows the different components of the housing land supply over the Core Strategy Review plan period, including allocations in the Places and Policies Local Plan, existing planning permissions, 'windfall' delivery (small sites of 1 to 4 dwellings) and the strategic allocations in this plan. A cautious approach has been taken, with deductions made for the possible non-delivery of sites (where planning permissions lapse, sites are developed for fewer homes than anticipated or some homes are completed beyond the plan period) and a conservative estimate has been made for windfall development. It is estimated that approximately **13,160** new homes will be delivered over the plan period, exceeding the requirement of **12,845** set in Policy SS2: Housing and the Economic Growth Strategy.

4.59 Housing policy can contribute directly to securing employment, with the approach to the type of dwellings important (CSD1 and CSD2). The size and design of housing should tackle the requirement for accommodation for families and working age people and allow independent living for older people. Further lower-cost housing is critical to meet housing needs, and this should include a mix of tenures to support low-income households.

4.3 Place Shaping and Sustainable Settlements Strategy

4.60 The following policy sets out key local principles for the location and design of proposed development, so that these strategic issues are considered collectively at an early stage.

4.61 Development is channelled to existing settlements and the new garden settlement in the North Downs Area, not only to help protect the district's specially designated countryside, but also to shape distinctive places and maximise infrastructure potential. The long-term roles of many settlements should also reflect provision in towns and villages nearby and in adjoining districts.

4.62 The following settlement hierarchy provides a framework to accommodate change, to clarify places not regarded as countryside, to guide regeneration and to co-ordinate development decisions.

Status and Strategic Role	Urban Area	Romney Marsh Area	North Downs Area
The Sub-Regional Town: <i>To accommodate substantial residential, commercial and social development. To provide improved (inter-) national transport links, and a good choice of employment, retail, cultural/leisure and public services for the whole of the district, adjoining districts and visitors</i>	Folkestone (incorporating Cheriton and Sandgate)		
Strategic Towns: <i>To accommodate significant development – in so far as consistent with maintaining historic character – appropriate to the needs of their wider hinterlands, and maintaining the viability of their local transport hubs, Town Centres and higher-order tourism, employment and public services.</i>	Hythe	New Romney Town (incorporating Littlestone-on-Sea)	New garden settlement (North Downs Area)
Service Centres: <i>To accommodate development appropriate to the district and the centre's own needs, in order to grow and consolidate their position as centres serving the local hinterland with shops, employment and public services.</i>		Lydd Town	Hawkinge
Rural Centres: <i>To develop – consistent with enhancing the natural and historic environment – in a manner that supports their role as integrated tourist and local centres providing shops and services for a significant number of residents, visitors, and also for other villages in the North Downs or Romney Marsh.</i>		Dymchurch	Elham, Lyminge, Sellindge
Primary Villages: <i>To contribute to strategic aims and local needs; and as settlements with the potential to grow and serve residents, visitors and neighbourhoods in the locality with rural business and community facilities.</i>		St Mary's Bay, Greatstone-on-Sea, Brookland, Brenzett	Lympne, Saltwood,
Secondary Villages: <i>To continue to provide crucial rural facilities to visitors and their own residents and workforce, in line with local needs, their environment, and role as relatively small country settlements.</i>		Ivychurch, Newchurch, Burmarsh	Stelling Minnis, Densole, Etchinghill, Stanford

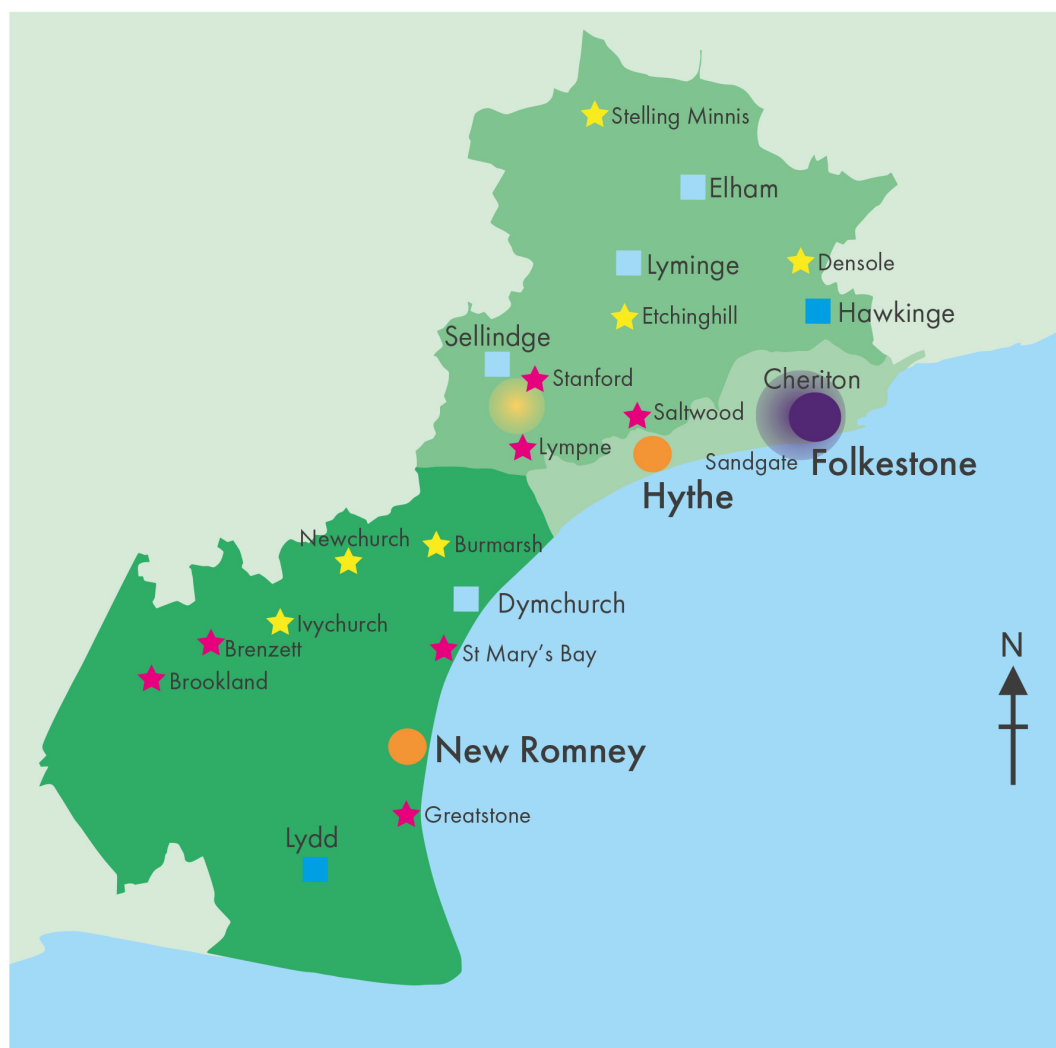
Table 4.4 District Settlement Hierarchy

4.63 This settlement hierarchy is intended to concentrate development in selected locations across the district, maximise use of existing infrastructure and support business and community facilities. It will also deliver land and resources for strategic needs. The settlement hierarchy should be used throughout planning, investment and infrastructure development processes. It includes the proposed new garden settlement in the North Downs Area.

4.64 To maintain the character and integrity of the countryside, and protect small rural places, the extent of existing and proposed settlements is defined through boundaries separating settlements from open countryside.

4.65 Focusing attention on these places protects the open countryside, particularly that covered by strategic constraints, and also seeks to create sustainable places. A complementary mix of uses within an area minimises the length of journeys to services and employment, and other regular trips, and increases the proportion of

people who can travel healthily by walking or cycling. Alongside more efficient use of energy in buildings, minimising the number and length of car trips will help to reduce carbon emissions and the local contribution to climate change. Figure 4.2 and Table 4.4 identify the settlement hierarchy for the district, demonstrating that communities are recognised and supported across the district, including essential higher-order settlements in the Romney Marsh and North Downs Areas.



The District Settlement Hierarchy

Sub-Regional Town	Rural Centres	Urban Area	Proposed Strategic Town
Strategic Towns	Primary Villages	North Downs	
Service Centres	Secondary Villages	Romney Marsh	

Figure 4.2 District Settlement Hierarchy

4.66 Many of the larger settlements (as well as some distinct neighbourhoods within towns) benefit from recognised centres where a sense of place and economic vibrancy is particularly strong. Their economic role is supported in SS4.

4.67 Given the importance of defined settlements and the proportionate approach to future needs behind the hierarchy, it can also be used for targeting new social, community and green infrastructure improvements. This ensures not only that the local population can support the viability of services, but also, for those who have to travel further, that there is much more likely to be a practical choice of transport modes (see policy SS5). Nevertheless, planning must reflect the predominantly rural nature of the district, and provision could also meet the collective needs of more isolated communities through focusing on locations best placed within clusters of villages.

4.68 The settlement hierarchy will underpin planning decisions, help implement the Core Strategy **Review** and guide future plan-making, with the following implications:

- *Strategic Towns:* Existing important and well-served settlements are expected, along with Folkestone as the Sub-Regional Town, to be suitable for expansion from their current built limits. There will be a new garden settlement within the North Downs Area, designed on garden settlement principles (policies SS6-SS9). The district spatial strategy in SS1 is for managed growth of these settlements sufficient to meet strategic needs and subject to environmental impact. Major growth will predominantly be delivered through specific development allocations.
- *Service Centres:* These key settlements have played a significant role in the district's development and include some significant opportunities, but they should be delivered without a substantial expansion of the outer extent of their built environment.
- *Rural Centres and Primary Villages:* These are larger or better-served rural settlements within their character area, and as a group of locations there may be potential – subject to further examination of environmental impact – for modest expansion from their current built limits to meet rural development needs. There is a particular contrast in size between the largest and smallest settlements in these categories, so any growth should be proportionately limited in scale and well-related to the existing built environment and infrastructure. Neighbourhood plans are particularly encouraged in these locations to define locally preferable development, **although they have not been relied on in meeting the development requirements within the Core Strategy Review.**

4.69 As part of this approach to encouraging positive change, the strategy supports development which enhances a sense of place. This place-shaping entails facilitating development where the quality of life and the physical environment is lower, **for example in terms of landscape value**, and only encouraging development in locations of high townscape, strategic landscape, established historic or biodiversity value where it reinforces or contributes to local character and sustainability. The strategic approach to growth taken in this plan is underpinned by a district-wide study to ensure that the approach delivers sustainable development, capitalises on existing infrastructure investment and protects the highest value and designated landscapes.

4.70 Alongside a focus on distinctiveness, the objective is for a higher-quality environment and a more complete range of services for residents and visitors. Development needs to ensure services are maintained or expanded, and the prosperity and vibrancy of neighbourhoods is enhanced.

4.71 The place-shaping of developments requires consideration of the wider character of the area as well as reference to the immediate locality or neighbourhood. This applies to strategic features, such as the Kent Downs AONB, where the specific design advice should be applied to protect the landscape. The principle also incorporates the coastal setting, watercourses and topography of the district that result in widespread areas of potential flood risk. Responding to this risk is vital, especially taking into account the potential implications of climate change and sea level rise.

4.72 Close attention will be paid to minimising hazards and flood risks in line with national policy **using the sequential approach**. It is critical that, where possible, development is directed away from those areas identified as facing greatest hazards in the Strategic Flood Risk Assessment (SFRA)⁽⁷⁾ should a flooding event occur. A high priority will be placed on upgrading flood defence infrastructure (see SS5).

7 Herrington Consulting (2015) Strategic Flood Risk Assessment

4.73 Residential development within Flood Zones 2 and 3 will be necessary to support sustainable growth, subject to the principles of the spatial strategy, CSD5 and national policy. Developments at risk of flooding must consider alternative locations that may minimise risk (the sequential approach). If within the Romney Marsh, the Urban Area, or the North Downs Area, there are locations that are in a Flood Zone of lesser risk that could provide a similar development, then the presumption should be that the development should be refused. If no suitable site outside Flood Zone 2 or 3 is available, then consideration should be given to minimising hazards to life and property utilising the SFRA. This identifies and grades large parts of central and western Romney Marsh where flood hazards exist, but the threat posed in a flooding event is less than extreme.

4.74 Specific provisions are set out in policy SS3 drawing from the SFRA in relation to proposals such as replacement dwellings. For safety reasons it is unlikely that single-storey dwellings are appropriate in areas of flood risk. Particularly close attention should be given to 'high vulnerability' proposals in flood zones, including caravans and mobile homes for permanent residential use.

4.75 This plan has made provision for strategic development through a study to identify suitable land across the district. However, other new major proposals could potentially emerge after the adoption of this plan. If these proposals (including development scale, uses and form) address strategic district needs (or wider) – and not purely local issues arising from within the applicable character area – then they should be considered on a district-wide flood risk basis and must fully meet national policy.

4.76 Development will be promoted in policy SS3 using the principles of protecting places, avoiding hazards and allowing for adaptation, operating within the three character areas. This will be delivered through high-quality and sustainable design; protecting the countryside and natural and historic environments; applying a sequential approach for developments at risk of flooding or at risk of impacting adversely on viability; and promoting the efficient use of land that is well related to settlements, previously developed or well served by a choice of transport modes.

4.77 The location and design of development should integrate with settlements, ensure more efficient use of natural resources and management of risks, and reflect the community and future occupiers. To achieve this developments should be planned with close regard to their contribution to the place in question from environmental, social and economic perspectives.

Policy SS3

Place-Shaping and Sustainable Settlements Strategy

Development within the district is directed towards existing sustainable settlements and a new sustainable garden settlement south of the M20 near Westenhanger to protect the open countryside and the coastline, in accordance with policy SS1. Change in settlements will be managed to contribute to their role within the settlement hierarchy (Table 4.4) and local place-shaping objectives, to promote the creation of sustainable, vibrant and distinct communities.

The principle of development is likely to be acceptable on previously developed land within defined settlements, provided it is not of high environmental value. All development must also meet the following requirements:

- a. The proposed use, scale and impact of development should be proportionate and consistent with the settlement's status and its identified strategic role (see Table 4.4) within the district.
- b. Consideration of alternative options within the appropriate area should be evident, with a sequential approach taken as required for applicable uses set out in national policy, for example to inform decisions against clause (c) below on flood risk. In considering appropriate site options, proposals should identify locational alternatives with regard to addressing the need for sustainable growth applicable to the Romney Marsh Area, or Urban Area or North Downs Area.
- c. For development located within zones identified by the Environment Agency as being at risk from flooding, or at risk of wave over-topping in immediate proximity to the coastline (within 30 metres of the crest of the sea wall or equivalent), site-specific evidence will be required in the form of a detailed flood risk assessment. This will need to demonstrate that the proposal is safe and meets with the sequential approach within the applicable character area (Urban Area, Romney Marsh Area or North Downs Area), and (if required) exception tests set out in national policy. It will utilise the Strategic Flood Risk Assessment (SFRA) and provide further information. Development **must** also meet the following criteria as applicable:
 - i) no residential development, other than replacement dwellings, should take place within areas identified at "extreme risk" as shown on the SFRA 2115 climate change hazard maps; **and**
 - ii) all applications for replacement dwellings, should, via detailed design and the incorporation of flood resilient construction measures, reduce the risk to life of occupants and seek provisions to improve flood risk management.
 - iii) strategic-scale development proposals should be sequentially justified against district-wide site alternatives.
- d. A design-led and sustainable access approach should be taken to density and layout, ensuring development is suited to the locality and its needs, and transport infrastructure (particularly walking/cycling). Efficient use should be made of central land in town centres or in easy walking distance of rail and bus stations, with appropriate redevelopment of complementary uses above ground floor retail, leisure or other active uses, to directly support the vitality of centres.
- e. Proposals should be designed to contribute to local place-shaping and sustainable development by:
 - i) respecting and enhancing key historic features of conservation interest; and
 - ii) through appropriate sustainable construction measures, including water efficiency and a proportion of energy from renewable and low carbon sources on new-build development.
- f. Development must address social and economic needs in the neighbourhood and not result in the loss of community, **cultural**, voluntary or social facilities (unless it has been demonstrated that there is no longer a need or alternative social/community facilities are made available in a suitable location).

4.78 SS3 primarily addresses Core Strategy aims under the following Strategic Needs: A, B,C and D.

4.79 Towns and villages will be planned to accord with the settlement's strategic role and enhance its sense of place. Infrastructure requirements (see policy SS5) should be planned in early. Particular emphasis will be placed on distinctive design that responds to local character while still being innovative and delivering sustainable buildings in which people of all ages and mobility can live and work.

4.80 Development must respect and enhance the character of historic and/or coastal settlements and landscapes⁽⁸⁾; and in all instances a high-quality built environment and green infrastructure uses should be created (see CSD4) which promote security and a sense of place and community.

4.81 The Kent Design Supplementary Planning Document (SPD) offers a useful framework for building a sense of place into design, and illustrates good examples of layout, the pattern of streets, housing types and parking management. The public realm should be 'people friendly' and not dominated by the car; the needs of pedestrians and cyclists should be placed at the heart of design and addressed in the Design and Access Statements of planning applications. The Places and Policies Local Plan sets out detailed design policy, including reference to national standards, including Building for Life 12, that when followed will ensure good design can be achieved. **Proposals within the Kent Downs AONB should follow the guidance and principles set out in the Kent Downs AONB Management Plan and its associated Design Guidance.** The new garden settlement will achieve the highest quality of design, landscape and townscape, providing local distinctiveness and character that draws from the surrounding countryside, vernacular and heritage. This approach is explored further in the Charter for Otterpool Park.

4.82 There is an increasing range of mechanisms available to local communities to plan for their own places, alongside district-wide planning. The council will support initiatives, especially where they help deliver the aims of the Core Strategy Review and there is a good prospect of the community successfully implementing plans for sustainable development.

4.83 Positive proposals have emerged from local communities in the district, including to support the sense of place in Sellindge, which is proposed to be further extended within this plan (see policy CSD9). Neighbourhood plans and other community-led development will be supported, and the settlement hierarchy provides guidance for rural settlements where community-led planning could be particularly suitable. Alternative local documents, such as a Village Design Statements or the planning-related elements of Parish Plans, may also be beneficial. Provided the requirements for Supplementary Planning Documents are followed, and proposals align with **the district's development plan**, these may be adopted by the council and become material considerations in determining planning applications.

4.84 Development should address the social needs of occupiers and neighbourhoods, contributing to vibrant and mixed places, and should contribute to the provision or direct support of community facilities in line with SS5. It is appropriate for the planning system to protect facilities that are cherished and needed within the neighbourhood. The long-term needs of future occupiers should be addressed in designs, enabling flexible use and adaptation to reflect the changing lifestyles and needs of occupants (see policy CSD2), the protection of residential amenity and the creation of a sense of security.

4.85 It is also increasingly critical that new buildings perform more efficiently in their use of natural resources. It is not the purpose of planning policy to duplicate the provision of Building Regulations; these provide a national minimum level of performance on some aspects of sustainable construction, including water and energy efficiency. In line with national policy, local plans can – on the basis of local evidence – provide a framework for improved design requirements in relation to the most critical local needs. Water and energy usage are particular concerns in the district, and these are primarily addressed in policy CSD5 and the Places and Policies Local Plan, while policies supporting the delivery of the garden settlement provide site-specific requirements to ensure delivery of an exemplar project.

8 See also key historic features of interest shown in Figure 5.1 (section 5.1).

4.86 New-build development must include appropriate sustainability measures, seeking to maximise energy efficiency and reduce water consumption (see policy CSD5 and the Places and Policies Local Plan), and should seek to deliver the highest viable standards of construction. The refurbishment of existing building stock will be encouraged and should, where possible, incorporate sustainable design and construction techniques to improve environmental performance.

4.87 Designs should seek to increase the use of natural lighting, heating and ventilation and take a 'fabric-first' approach to reducing energy demand. During the build-out stage there are also opportunities for increased recycling of construction and demolition waste, the preservation of soil and the procurement of low-impact and locally-sourced materials and native species.

4.88 The council will keep sustainable design requirements under review to ensure that new development is built to appropriate standards having regard to best practice, Core Strategy Review aims and national policy. The garden **settlement** will achieve the highest possible standards for energy and water efficiency, with an **overall aspiration towards carbon and water neutrality**.

4.4 Priority Centres of Activity Strategy

4.89 The following policy sets out **the council's** approach to places at the heart of settlements or those central to future prosperity, such as town centres, to promote active places throughout the district.

4.90 Economic development and prosperous neighbourhoods are essential, not least to help overcome problems in deprived communities. The district's assets and points of competitive advantage can attract investment and support existing business and start-up enterprises; businesses often seek convenient attractive locations in or around town centres, or to cluster with other concentrations of economic activity. These mixed activity places can complement and bring together neighbourhoods, offering vibrancy and a range of job opportunities.

4.91 Locations with retail centres, shopping streets, mixed inner urban areas, business parks and industrial estates at their core are therefore identified as potential priority centres of activity.

4.92 Town and village centres play a critical role in anchoring the character and economy of settlements. Many centres have remained resilient to change over long periods, providing a sense of history as well as meeting economic and community needs. Although Folkestone's town centre has shifted slightly inland over time, most of the district's towns have retained their central focal point despite the decreasing importance of maritime activity and the growing influence of railways and roads over the form of settlements.

4.93 There has been general growth in a variety of business activities on the edge of towns, and perhaps less of a range of trade in central areas, with growing competition from services such as shopping on-line. Similarly industrial functions face particular competition and challenges to remain viable. These business locations require management as other land uses (sometimes commanding higher monetary returns) put pressures on their health, with the potential for them to be wholly undermined.

4.94 Town and local centres still retain a strong practical and symbolic significance. This is largely due to their proximity to many residents, provision of public transport, cultural and community services, public spaces and features of historic interest. These features are often particularly valued by visitors, although wider awareness of the appeal of some of the district's market towns is perhaps limited.

4.95 The place-shaping and community-building roles of town and local centres are allied with the benefits of minimising dependence on the private car to access shops and services. Accordingly, their vitality and viability is supported in national policy. Clusters of industry also shape places by providing jobs in convenient locations for the workforce and practical services supporting other businesses and residents.

4.96 As concentrations of activity and interest, these areas are where people meet face-to-face (by accident or arrangement). This is particularly likely in many of district's historic centres originally built to a modest human scale, or those which have evolved on a simple layout such as a linear high street. At a different scale similar principles can apply to smaller centres within individual neighbourhoods or villages, underpinning quality of life and essential services, and these should also be recognised and supported.

4.97 To guide planning, investment and place-shaping, the general distribution of settlements with major employment sites and economic (retail) centres across the district is outlined below (Table 4.5)⁽⁹⁾.

Location and Development Purpose	Urban Area	Romney Marsh Area	North Downs Area
Major Employment Sites: <i>To protect existing and provide further industrial (B-class and similar sui generis uses) premises suitable to the needs of the district's businesses and inward investors.</i>	Sites in Folkestone and Hythe	Site at New Romney, sites in Lydd	Site at Lympe, site at Hawkinge, sites within new garden settlement
Town Centres: <i>To accommodate the majority of identified needs for retail, office and leisure uses in the district through new development to improve their vitality, public realm, mix of uses, and daytime and evening economy.</i>	Folkestone (main town centre) and Hythe	New Romney	New garden settlement
District Centres: <i>To accommodate appropriate development to maintain their mix of uses and improve their vitality, viability and public realm.</i>	Cheriton	Lydd	Hawkinge
Local Centres: <i>To protect crucial services and accommodate development that maintains their viability for residents and visitors.</i>	Sandgate village, other neighbourhood parades	Dymchurch	Lyminge, Elham, Sellindge, sites within new garden settlement

Table 4.5 Priority Centres of Activity Network

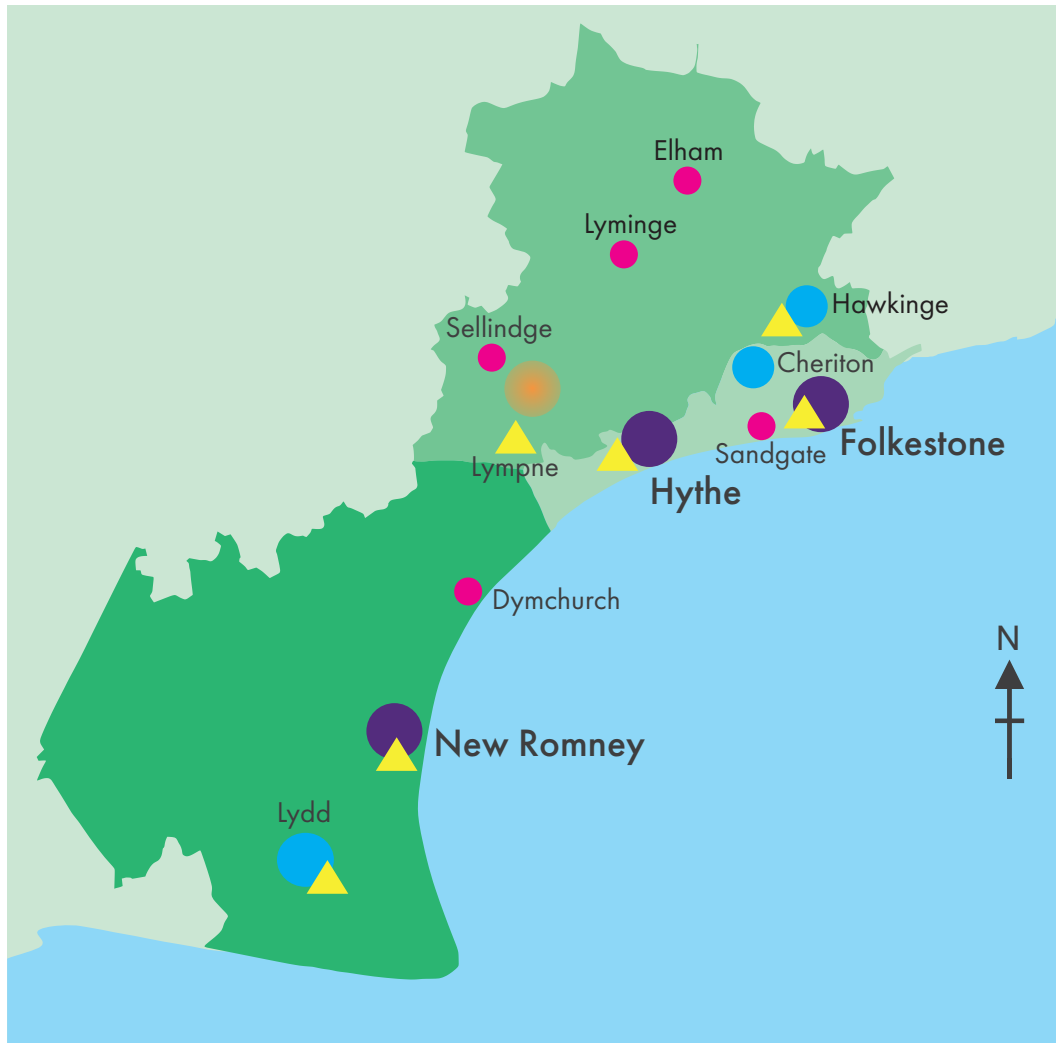
4.98 Retail centres at the heart of Folkestone, Cheriton, Hythe and New Romney serve a large proportion of the district's population but some shopping expenditure is lost to competing centres (especially Canterbury and Ashford). The new garden settlement will help to retain local spending, while at the same time being of a scale that would not compete with the larger retail centres of Folkestone, Canterbury, Ashford and Dover and, more locally, Hythe.

4.99 Cheriton and Sandgate in the Urban Area, Lydd and Dymchurch in the Romney Marsh, and Hawkinge, Lyminge, Elham and Sellindge in the North Downs all contain a range of services vital for the district's residents, and often tourists. The degree of choice of shops and services varies, reflecting population density and accessibility, most notably in the Urban Area (the lengthy active frontages of Cheriton contrasting with much smaller but still locally important parades). Nevertheless these centres all offer vital local facilities for day-to-day life, such as Post Offices or healthcare, contribute to their sense of place and minimise the need to travel. These centres, and larger concentrations of services, are appropriate for development that maintains and enhances their role.

4.100 Figure 4.3 illustrates the range of locations driving the district's economic development.⁽¹⁰⁾

⁹ The current geographic extent of identified economic sites and centres is shown on the Policies Map.

¹⁰ Locations and number of Major Employment Sites relative to centre of settlements is only illustrative.



Priority Centres of Activity Network



Figure 4.3 Priority Centres of Activity Network

4.101 With High Speed 1 the prospects for business formation in target creative industries, financial/business services and other services are positive. Along with the provision of suitable new premises for these growth sectors, policies provide protection to resilient local industries, with the objective of building on a diverse economic base.

4.102 The council's Economic Development Strategy (2015) seeks to boost the local economy and job opportunities through a number of actions, including increasing the supply and quality of employment land by identifying and bringing forward appropriate sites for commercial development, particularly around the district's three junctions with the M20 motorway.

4.103 This strategy is supported by the Employment Land Review (2017) which identifies several weaknesses of the local economy, including a lack of good quality commercial space that meets modern occupier needs and an absence of strategic road access to much of the district outside Folkestone. These drawbacks have contributed to the district being highly self-contained in terms of local businesses operating in mostly local markets, with little inward investment.

4.104 The new garden settlement provides an opportunity to deliver a major change to the economy of the district by providing a focus for well-located strategic employment development. The Otterpool Park Garden Town Employment Opportunities Study identifies a range of potential sectors and premises that could be targeted to drive employment growth including advanced manufacturing, a business park, an element of hybrid employment space and dispersed workspaces in local centres. These types of provision are largely absent from the current employment land portfolio and will significantly widen the market appeal of the district for inward investment from other parts of Kent and further afield.

4.105 However, development should not only take the form of new employment land; the Employment Land Review identified other, more qualitative, business needs. Existing industrial sites require investment with industrial and warehousing-based businesses forming a critical part of the district's economy. New start-up business space and modern offices will also be required over the plan period.

4.106 Furthermore, attracting office and modern business uses – in particular to Folkestone and Hythe – is strategically significant in stimulating growth and providing additional expenditure to support local retailers. A positive approach to employment-led mixed-use development may help deliver further employment sites and economic development objectives. Similarly there is potential to enrich the appeal of the district's larger centres by extending the hours of activity into the evening through new leisure-based enterprises.

Policy SS4

Priority Centres of Activity Strategy

In focal points for maintaining and developing jobs and services, as represented by the Priority Centres of Activity, development will be encouraged where it complies with national policy and contributes to continued centre viability. Major commercial development, including A and B-class uses, should be located in accordance with the Priority Centres of Activity network as shown on the Policies Map and should reinforce the role of the centre. Development in Priority Centres of Activity will be allowed where it does not result in a net loss of on-site B-Class uses, and it does not jeopardise the identified commercial purpose of areas set out in the Priority Centres of Activity network (see Table 4.5).

Strategic objectives will be delivered through the following principles:

- a. A 'town centre first' policy will operate for applicable uses in line with national policy. Potential town centre activities or those creating significant transport demand, including retail, leisure and major office uses, should be located:
 - Sequentially, looking firstly at locations within town centres, then on the edge of centres, and only then out of centre **with a preference given to accessible sites which are well connected to the town centre**; and
 - With regard to their impact on the vitality and viability of, **and existing, committed and planned investment in**, the defined town, district and local centres.
- b. For other employment-generating (non-town centre) activities, investment should alternatively be directed to designated Major Employment Sites. If suitable sites are shown to be unavailable and unfeasible within any Priority Centre of Activity, development for employment-generating uses **will** only be acceptable:
 - In accordance with policies SS1, SS3 and CSD3; and
 - Where demonstrated to be in locations suffering longstanding deprivation (and subject to directly contributing to local workforce up-skilling, sustainable transport provisions and an acceptable environmental impact on the locality).

To deliver commercial regeneration objectives, mixed-use development on employment land may be acceptable in line with the above principles where appropriate new B-class premises are provided, the proposals provide a net gain of suitable local job opportunities, and where it can also be demonstrated that a following criterion is also satisfied, **unless other site specific policies apply**:

- At appropriate older Major Employment Sites, it directly delivers a range of small new and replacement industrial premises more appropriate to local needs; or
- In and on the edge of Town Centres, it provides a significant quantum of small incubation premises/offices designed to meet the needs of indigenous start-up businesses.

All development in Town and District Centres should contribute to a mix of active ground floor uses, with predominantly retail goods (A1) frontage shopping retained at the core of centres. Elsewhere in Town Centres an appropriate mix of offices (A2/B1), cultural, community and voluntary facilities, and other shop uses will be permitted; with a limited increase in the proportion of restaurants (A3) where shown to be adding to the choice, vitality, tourist appeal and evening economy of Town Centres.

4.107 SS4 primarily addresses Core Strategy aims under the following Strategic Needs: A, C and D.

4.108 The above policy, and Priority Centres of Activity network, will guide plan-making and implementation, and seek to maintain a balance of uses within places and across the district, managing change in line with national policy. Detailed provisions for particular Priority Centres of Activity will be reviewed in a subsequent local plan document, with any adopted changes to the extent of designations shown on the Policies Map.

4.109 *Major Employment Sites:* boundaries and sites will be considered with regard to quantitative needs (SS2), national policy, and:

- Their existing or realistic future commercial quality and attractiveness as defined primarily by assessment/criteria in the Employment Land Review⁽¹¹⁾;
- The need to maintain a sufficient supply of affordable premises for local industry, and to address the employment needs of deprived communities in the vicinity of the site; and
- The desirability of access by a choice of travel modes and of promoting the reuse of previously-developed land before considering 'greenfield' sites.

4.110 *Town Centres:* Primary Shopping Frontages have been designated in Folkestone and other town centres on the Policies Map. The purpose of Primary Shopping Frontages is to prevent the loss of retail uses in main shopping streets. (Secondary Shopping Frontages have also been designated within Folkestone Town Centre to support the primary area, providing a wide range of shops, services and restaurants as well as space where more specialist and individual shops can locate to). Folkestone Town Centre is the most sustainable and viable location for major retail, leisure and office development within the district, capable of accommodating substantial commercial growth in line with SS2 and CSD6. The Core Strategy Review will provide for the retail needs of the district by applying the Priority Centres of Activity Network and national policy.

4.111 *District and Local Centres:* District and Local Centres are designated on the Policies Map to safeguard the viability and the shopping and service needs of communities in smaller centres. The prospects of delivering development in Sellindge will be reviewed before confirming whether to designate it a Local Centre. Neighbourhood parades in the Urban Area will be protected in line with local evidence.

4.112 In town, district and local centres development should also foster a sense of vibrancy and place through a mix of public, private and voluntary facilities in accordance with SS3. These services support visitors, as well as local businesses and residents, complementing the tourist attractions and rural appeal of the district (policy CSD3). Modest expansion of existing business sites in sustainable locations outside the Priority Centres of Activity may accord with plan aims, but should be dealt with in accordance with national and local policy.

4.5 District Infrastructure Planning Strategy

4.113 This policy sets out the Core Strategy Review approach to overseeing the delivery of significant infrastructure. Key principles of major infrastructure topics such as transport are outlined.

4.114 One of the primary tasks of the Core Strategy Review is to co-ordinate the delivery of new or upgraded infrastructure alongside development, particularly in planning for the delivery of a new garden town. Infrastructure can be defined as economic, social or environmental measures that provide critical or necessary support for the sustainable functioning of communities. The district has benefited from some significant infrastructure upgrades including national and international transport connections, major flood defence works, improvements to utility networks, and investment in new educational facilities. This has occurred – and will continue to do so – through a variety of organisations, legal measures and funding sources.

4.115 It is important that infrastructure is used efficiently, and development must be designed to minimise impacts on essential facilities. It is not always necessary to provide new infrastructure, if demand can be managed or additional capacity can be created. Nevertheless new development will create demand for new social and community facilities and physical infrastructure upgrades at certain locations under the spatial strategy.

11 Lichfields (2017)

4.116 Not all new infrastructure will be funded through development, although it is likely that the proportion directly financed by central government will fall. The spatial strategy will ensure that a significant element of the new infrastructure required will be derived from development contributions, either in terms of direct on- and off-site investment by developers or by pooled contributions arising from a number of development projects.

4.117 Before 2016 section 106 legal obligations and agreements with planning permissions were the principal means to secure funding towards part or all of new infrastructure within the district. These developer contributions are subject to tests set out in Planning Practice Guidance and the 2010 Community Infrastructure Levy Regulations. Section 106 agreements are individually negotiated and commonly cover matters such as on-site works, affordable housing, transport upgrades and contributions to social and community infrastructure. The majority of contributions collected in the district - for education, adult social services and youth and community facilities - have up to now been passed to Kent County Council as the leading public service provider in these areas.

4.118 However the funding arrangements for helping to deliver new infrastructure have changed since the 2013 Core Strategy was adopted. The previous arrangement for collecting contributions through section 106 agreements and obligations has been scaled back⁽¹²⁾. In place of this, the council has developed a Community Infrastructure Levy (CIL) Charging Schedule for the district. CIL is a flat-rate levy, with charges based on the size, type and location of new development, as a set charge per square metre of new floorspace. CIL charges for the district came into effect on 1 August 2016. The CIL charge is in addition to any site-specific planning obligations required to mitigate the direct impacts of a development. More information on CIL can be found on the CIL pages of the council's website. The different types of infrastructure to be funded from CIL and from site-specific planning obligations are set out in the council's Regulation 123 List (June 2016).

4.119 When planning permission is granted a CIL liability notice is issued setting out the levy due when development is started, the payment procedure and the possible consequences of not following the procedure.

4.120 As well as developer finance through section 106 and CIL, the council will consider funding for infrastructure through other sources, such as partnership agreements with statutory agencies, central government grant allocations and bidding mechanisms such as the Housing Infrastructure Fund (HIF). **In March 2018 the Government announced that Kent County Council had not been successful in the first stage application for forward funding from the HIF to support infrastructure delivery for the new garden settlement. The district council will continue to work alongside Kent County Council to monitor the position.**

4.121 Critical and necessary infrastructure needed to support the spatial strategy is set out in the Infrastructure Delivery Plan. All projects highlighted are important, however, critical infrastructure is outlined in order to assist with the delivery of the Core Strategy **Review** and to provide initial guidance for planning and investment decisions. The policy below allows more detailed and financially specific provisions to be made through CIL, while addressing priority requirements flowing from the spatial strategy and strategic allocations.

4.122 Infrastructure planning as set out in the Core Strategy **Review** and CIL requirements provides – along with the development plan's growth as a whole – additional certainty for other strategies and programmes. For instance, the early identification of a project enables forward planning by infrastructure funding bodies and utility companies, and can be used to support bids to regulators and other organisations. This maximises the opportunities for securing funding and helps ensure the Core Strategy **Review** delivers its strategic objectives, with infrastructure provided when needed.

12 For any one specific infrastructure item, there is a maximum of five contributions possible from section 106 agreements and obligations, so for infrastructure needs that arise from developments over a wide area, section 106 contributions are not being used.

Policy SS5

District Infrastructure Planning

Development should provide, contribute to or otherwise address the district's current and future infrastructure needs. Infrastructure that is necessary to support development must exist already, or a reliable mechanism must be available to ensure that it will be provided at the time it is needed.

The Community Infrastructure Levy (CIL) has been introduced to ensure that, alongside Section 106 contributions, resources are in place sufficient to meet the infrastructure needs of the district in line with the growth provisions of this strategy. CIL applies to all qualifying forms of development across the district, and a meaningful proportion of levy revenues raised in each neighbourhood will be used to deliver infrastructure within that neighbourhood. Developer contributions through specific legal agreements will continue to be negotiated taking appropriate account of the development's viability for required local infrastructure (including facilities essential for development to take place or to mitigate the immediate impact of development).

CIL and developer contributions will be used to secure resources contributing towards essential infrastructure needs. Potential infrastructure requirements of this Core Strategy Review are identified in the council's Infrastructure Delivery Plan. Planning permissions will only be granted where suitable developer contributions are secured or are accompanied by a CIL liability notice, and where:

- a. The design of a development aims to reduce unnecessary or unsustainable demands on physical and social/community infrastructure, and environmental or utility network capacity;
- b. Development does not jeopardise current or planned physical infrastructure;
- c. The location, design or management of development provides a choice of means of transport and allows sustainable travel patterns, for pedestrians, cyclists and/or public transport. All major trip-generating uses will provide Travel Plans.

4.123 SS5 primarily addresses Core Strategy aims under the following Strategic Needs: A, B, C and D.

4.124 These potential major upgrades, most notably in the strategic allocations (SS6–SS11), are illustrated below in Figure 4.4.



Identified Infrastructure Upgrades

A Roads	Railway	Focus for Extended Bus Network
M20	Key Highway Improvements	New Primary School
Rail Stations	Priority Flood Defences	Seabrook Valley Green Infrastructure

Figure 4.4 Identified infrastructure upgrades

4.125 In addition to supporting spatial strategy delivery, infrastructure planning will assist in meeting statutory development and environmental requirements, for example green infrastructure provisions necessary under the Habitats Regulations Assessment regime (see policy CSD4).

4.126 Communication networks are at the heart of the district's future growth. In relation to transport, the district has benefitted from major investment in transport infrastructure connecting it nationally and internationally. The Core Strategy Review seeks to ensure this investment is fully utilised and where required improved to ensure strategic needs are met. In particular infrastructure improvements will be required to the strategic and local road network and Westenhanger Station. The station will require substantial upgrades to form a transport hub, ready for High Speed 1 services to the new garden town and surrounding area as part of a future franchise award.

4.127 To fully benefit from this economically, and to address social inclusion and environmental objectives, a focus is now needed on the links that serve the interchanges and allow movement from strategic infrastructure to and from homes and businesses. This applies across the district, with significant opportunities to improve connections to railway stations and between settlements within the district and beyond. Accordingly, in implementing travel infrastructure improvements, a spatial focus is advantageous, potentially on the M20 corridor, through rail and more integrated travel solutions that improve connectivity both within and beyond the boundaries of the district.

4.128 Providing an increased choice of means of travel is integral to long-term development, meeting the district's travel needs, and moving towards a low-carbon and inclusive economy. The spatial strategy focuses on places that reduce demand to travel, particularly by car. Nevertheless it is particularly important that the approach of maximising walking and cycling within settlements is supported through attractive and secure developments and urban environments (policy SS3).

4.129 A key infrastructure requirement is the provision of broadband technology. This sector is undergoing major changes and the government, through its agency Broadband Delivery UK (BDUK) is supporting investment in improving broadband coverage. The availability, reliability and speed of broadband provision is now a key consideration for house buyers and many view it as essential as the standard utilities. Similarly, it is also a key requirement for the business sector, while the provision of 5G technology will further revolutionise how mobile devices are used.

4.130 In light of changing work patterns, the increase in remote office working, and the need for local businesses to maintain an online presence, the council is keen to ensure new developments, and existing settlements, are serviced with the fastest available broadband speeds. Policy E8 of the Places and Policies Local Plan seeks the provision of Fibre to the Premises (FTTP) as part of new developments. Within this Core Strategy Review proposals for a new garden settlement in the North Downs Area offer the opportunity to create a 'smart town', making the best use of new technology while allowing flexibility for future upgrades; requirements are set out in Policy SS9.

4.131 Given the district's characteristics, maintaining investment in new coastal defences is essential, albeit costly. The upgrading and improvements of flood defence and coastal engineering will be informed by the conclusions of the Strategic Flood Risk Assessment⁽¹³⁾ and will seek to implement the recommendations of the Shoreline Management Plan, the Folkestone to Cliff End Flood and Erosion Management Strategy⁽¹⁴⁾.

4.132 It is clear that the scale of works will necessitate drawing funding from a range of local and national sources. A partnership approach between the Environment Agency, the council and landowners will be required to deliver essential coastal and flood defences given significant risks in some areas of the district.

4.133 In relation to many other aspects of physical infrastructure, the planning system will ensure landowners and developers work with utility companies and that the provision of sufficient essential services is maintained.

4.134 Social and community uses are also essential to create successful places, as recognised under policy SS3. Priority will be given to schemes which are critical or necessary for the allocated strategic sites and other major developments central to implementing the plan's growth strategy. The council will work closely with the county council and national agencies to manage existing and deliver new community infrastructure.

4.135 Further, higher and adult education facilities are limited in number in the district. As addressed in many spatial policies in this plan, it is critical that development facilitates investment in the local education system. The positive spatial strategy will help ensure that there is no major decline in the number of families and young children in the district (and contributions secure new primary and secondary school facilities). Opportunities for focused development, to ensure the continued feasibility, attractiveness and relevance of education facilities, will be welcome and contributions sought as appropriate.

13 Herrington Consulting (July 2015) Strategic Flood Risk Assessment

14 Environment Agency (February 2015) Folkestone to Cliff End Flood and Erosion Management Strategy

4.136 Planning for minerals and waste infrastructure is undertaken by Kent County Council. The principles of efficient and sustainable infrastructure used in SS5 would benefit minerals and waste planning. The Core Strategy **Review** seeks to ensure that any applicable development is designed to minimise waste production and promote sustainable waste management, while opportunities may exist in the district to explore opportunities for waste to energy production.

4.6 Strategic Allocations

4.137 This section sets out strategic allocations for the district. The allocations are:

- New Garden Settlement in the North Downs Area (Policies SS6-SS9);
- Folkestone Seafront (Policy SS10); and
- Shorncliffe Garrison (Policy SS11).

4.138 Although permission has been granted on both the Folkestone Seafront and Shorncliffe Garrison sites, and development is underway at Shorncliffe Garrison, policies SS10 and SS11 are included from the 2013 Core Strategy to guide the remaining phases of the developments.

4.139 As set out in Section 4.2: Housing and the Economy Growth Strategy, there is a need to plan for significantly more homes than was identified in the 2013 Core Strategy. The Core Strategy Review plans for an overall requirement of **an average of 676 new homes a year** over the period 2018/19 to 2036/37, a **minimum of 12,845 new homes in total** for the district.

New Garden Settlement

4.140 Policies for a new garden settlement in this section follow from a comprehensive assessment of the need for new homes and the capacity of the district to accommodate growth. This introductory section outlines the assessment.

4.141 The provision of new homes is an important priority for the government and the council with legislation and policy seeking to significantly boost the supply.⁽¹⁵⁾ The council identified the need for significant growth following the conclusions of the Strategic Housing Market Assessment (SHMA) - an average of 633 new homes a year.⁽¹⁶⁾ A new national methodology has since been introduced by government; this indicates that the district needs to plan for an average of 676 new homes a year.

4.142 Having identified the need for significant growth, the council commissioned consultants AECOM to undertake a Growth Options Study for the district to assess whether and, if so, how, this growth could be accommodated. All options have been considered in this work, such as looking at the use of brownfield land or the further expansion of existing towns and villages. Through the work for the Places and Policies Local Plan, the council considers that all currently available, suitable and deliverable sites within or adjacent to existing settlements have been identified. While the sites in the Local Plan will contribute to the district's growth needs, the development identified in that plan will fall short of the total requirement looking to the period 2036/37.

4.143 Given this, the Growth Options Study considered the capacity of the district for strategic-scale development, dividing it into six character areas. Constraints and opportunities within each character area were examined, and their suitability for development was assessed. The district has some major constraints, including nationally-important landscapes, areas of high flood risk and protected habitats, which were all considered in the work.

4.144 From this high-level assessment, one of the character areas was found to have capacity for strategic-scale development, and more detailed work was undertaken to determine the most suitable areas for development within the broad character area.

4.145 This led to the identification of an area for the creation of a new settlement, to be developed on garden town principles. As well as reflecting the evidence of the district's capacity for growth, the creation of a new town can also provide substantial new infrastructure and facilities, such as schools, health, recreational and community facilities, that could not be secured if development was spread into a number of smaller sites around the district.

4.146 The sections below describe the assessment process in more detail. Following sections then outline the issues considered in the studies and set out policies for the new settlement to meet the requirement for new homes, infrastructure, employment and social needs, and to integrate this successfully with existing communities and the surrounding environment. The need for long-term management and governance is also addressed.

Growth Options Study (2016-17)

4.147 The Growth Options Study is divided into two parts, and is supported by a district-wide High Level Landscape Appraisal. The findings of the study are outlined below.

High Level Options Report

4.148 The purpose of the High Level Options Report⁽¹⁷⁾ was to assess the potential for strategic growth across the district (sites with the capacity to deliver 250 homes or more).

4.149 Strategic constraints were mapped, including the Kent Downs Area of Outstanding Natural Beauty (AONB) and the functional flood plain. The study identified 14 spatial planning principles drawn from government policy, as set out in the National Planning Policy Framework (NPPF).

15 National Planning Policy Framework, July 2018, paragraph 59.

16 Strategic Housing Market Assessment, Part One - Objectively Assessed Need, Peter Brett Associates, March 2017.

17 Growth Options Study - High Level Options Report, AECOM, December 2016

4.150 The [High Level Options Report](#) divided the district into six character areas, based on the three general character areas identified in the Core Strategy⁽¹⁸⁾ as follows:

The Urban Area	Romney Marsh Area	North Downs Area
1. Folkestone and surrounding area	3. Romney Marsh and Walland Marsh	5. Sellindge and surrounding area
2. Hythe and surrounding area	4. Lydd, New Romney and Dungeness	6. Kent Downs

Table 4.6 Growth Options Study Character Areas

4.151 Each character area was assessed against 10 criteria drawn from the spatial planning principles. These criteria were:

1. Environmental constraints (including statutory and non-statutory designations, flood risk and agricultural land);
2. Transport and accessibility;
3. Geo-environmental considerations (including contaminated land and hydro-geology);
4. Infrastructure capacity and potential;
5. Landscape and topography;
6. Heritage;
7. Housing demand (including house prices, viability and affordability);
8. Regeneration potential (including an assessment of Indices of Multiple Deprivation);
9. Economic development potential (including opportunities for employment growth); and
10. Spatial constraints and opportunities (including the need to avoid settlements coalescing).

4.152 The consideration of landscape and topography was informed by a [High Level Landscape Appraisal](#)⁽¹⁹⁾ a comprehensive study of landscape character and the capacity for change across the district. A number of different spatial distributions to growth were then developed and assessed with stakeholders and partner organisations.

4.153 Through this process of analysis and testing, the study concluded that the areas of Folkestone, Hythe, Romney Marsh and Walland Marsh, Lydd, New Romney and Dungeness and the Kent Downs were not suited for housing growth of a strategic nature, although smaller developments may be appropriate and will continue to be delivered through the Places and Policies Local Plan.

4.154 The Phase One study concluded that **Sellindge and surrounding area** was the most free from strategic constraints, although some constraints were identified (notably proximity to the Kent Downs AONB, ecological constraints, heritage, the presence of villages and grade 2 agricultural land). This area then formed the basis for more detailed study in the Phase Two Report.

18 See Core Strategy Review, Section 1.2

19 High Level Landscape Appraisal, AECOM, February 2016

Phase Two Report

4.155 The purpose of the [Phase Two Report](#)⁽²⁰⁾ was to take the findings of the High Level Options Report and assess the potential of **Sellindge and the surrounding area** to accommodate strategic growth. This report added detail and site-specific evidence to define boundaries that were then used to inform policies in the Core Strategy Review.

4.156 Four areas of land within the Sellindge and surrounding area location were identified as having potential in the broad appraisal:

- Area A: North and East of Sellindge;
- Area B: South of the M20;
- Area C: South and West of Sellindge; and
- Area D: East of Stone Hill.

4.157 In a similar process to the High Level Options Report, these four areas were then tested against eight criteria drawn from national planning policy:

1. Agricultural land quality;
2. Transport and accessibility;
3. Landscape;
4. Infrastructure;
5. Heritage;
6. Regeneration potential;
7. Economic development potential; and
8. Spatial opportunities and constraints.

4.158 The Phase Two report found that within the study area, there are around 235 hectares of land considered suitable for residential development and appropriate supporting uses, and a further 258 hectares of land also considered suitable for residential development, subject to appropriate mitigation. This gives a total of approximately 493 hectares of land identified as having potential for strategic development.

4.159 The report concludes that: *"... options should build in the necessity of achieving sustainability through concentrating development into a critical mass. This would help minimise the risk of fragmented development dispersed across a wider area or a 'suburban' model of development lacking appropriate supporting facilities and services alongside housing. Providing development as a critical mass will conversely provide more scope and opportunity to attract employment uses of a meaningful size and to provide strategic-scale open space, playing fields, schools and the other relatively large-scale land uses and infrastructure that any community needs to promote social cohesion and sustainability."*⁽²¹⁾

4.160 Although undertaken independently, the Growth Options Study gives support to the council's Expression of Interest prepared in response to the Locally-Led Garden Villages, Towns & Cities Prospectus issued by the Department for Communities and Local Government in March 2016 - 'Otterpool Park - A Garden Town of the Future' (June 2016).

20 Growth Options Study - Phase Two Report, AECOM, April 2017

21 Section 3.1

A Charter for Otterpool Park

4.161 Following this initial work, the council prepared 'A Charter for Otterpool Park' (November 2017). Although the charter does not form planning policy, it does set out the council's aspirations for the new settlement and was the subject of stakeholder consultation before being finalised.

4.162 The charter is based on the three themes of environmental, social and economic sustainability. The Foreword summarises these themes and is given in the box below.

Charter for Otterpool Park

Otterpool Park will be a new growing settlement, planned from the outset on garden settlement principles, that responds to its unique setting close to the Kent Downs Area of Outstanding Natural Beauty (AONB). The town will enhance the natural environment with carefully designed homes and gardens, generous parks and an abundance of trees, woodlands and natural habitats.

The garden town will have a distinctive townscape, outstanding local landscape, its very own heritage and access to a diverse coastline. There will be an emphasis on quality landscaping, open space and recreation that supports healthy lifestyles and an inclusive community.

It will be a community built on sustainability with a wide range of mixed tenure homes and jobs for all age groups that are within easy walking, cycling and commuting distance.

The masterplanning of Otterpool Park will be a beacon of best practice that embraces new technologies and designs to achieve a low carbon, low waste and low water usage environment.

Community involvement and participation in the planning of Otterpool Park has been encouraged from the outset. Land value will be captured so as to provide long-term funding for the stewardship of community assets.

4.163 From this evidence and initial work four policies have been developed to guide new strategic scale development in the North Downs Area:

- SS6: New Garden Settlement - Development Requirements;
- SS7: New Garden Settlement - Place Shaping Principles;
- SS8: New Garden Settlement - Sustainability and Healthy New Town Principles; and
- SS9: New Garden Settlement - Infrastructure, Delivery and Management.

These are set out in turn in the following sections.

New Garden Settlement - Development Requirements

4.164 The development of a new garden settlement provides the opportunity to meet the district's housing needs on a strategic scale, within and beyond the plan period of this Core Strategy Review. An indicative strategy for Policy SS6 is shown below, based on the evidence work outlined in the preceding sections.

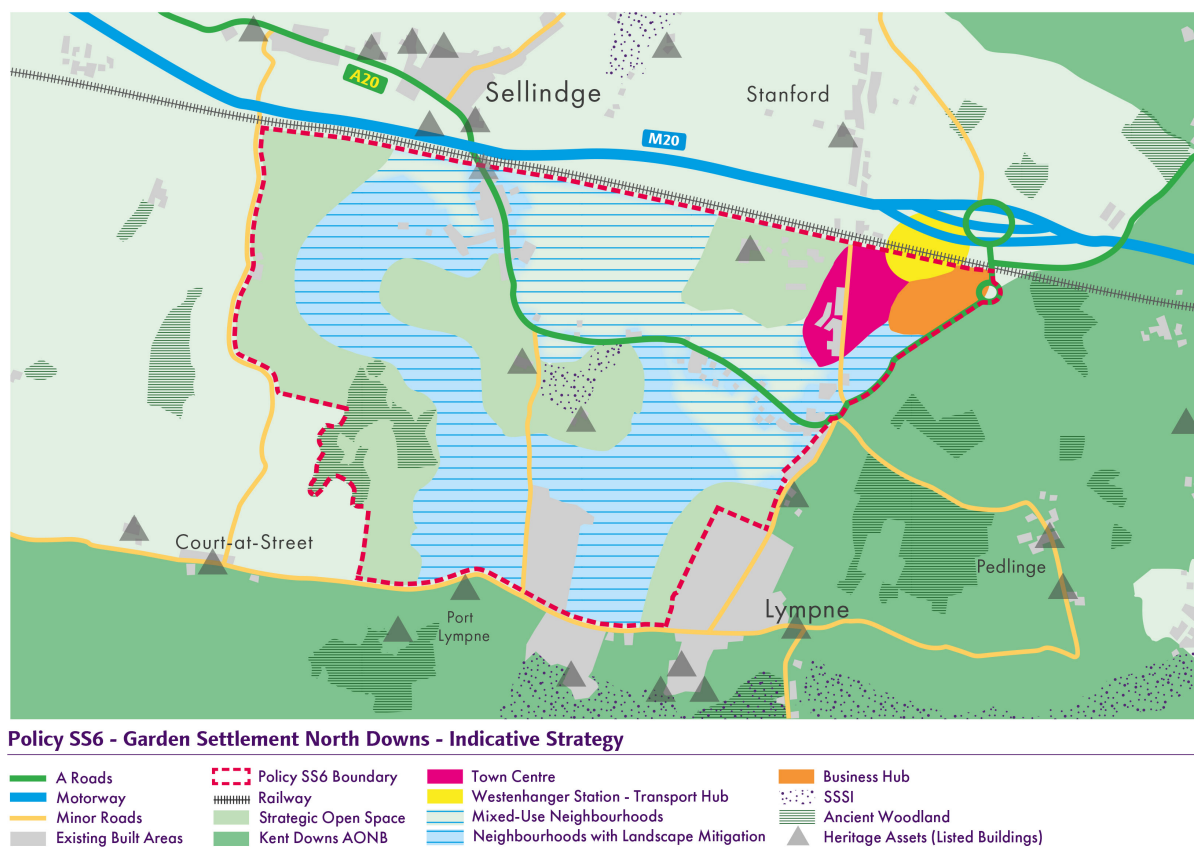


Figure 4.5 Garden Settlement North Downs - Indicative Strategy

4.165 As well as providing strategic scale growth the garden town also provides a unique opportunity for local self-build and custom-builders on a large scale.⁽²²⁾ Custom and self-build housing can bring a level of innovation, diversity and choice not found in conventional housing developments, providing opportunity for small- and medium-sized enterprises through construction and the local supply chain. The garden settlement will place self-build and custom-build housing as a central element of housing delivery.

4.166 The council will explore whether a community-led homes fund can be established to enable local people, and groups of people working together, to build innovative forms of housing to meet their individual needs. In allocating sites for custom-build and self-build homes, priority will be given to people on the council's self-build register, which may include a local connection test. **The council will actively review the requirement for self-build plots through the interest recorded on its self-build register; this should inform the proportion of plots to be released at each phase of the development. The council has an aspiration for 10 per cent self-build over the course of the plan period.**

4.167 The council **has undertaken** an Employment Opportunities Study for Otterpool Park (Lichfields) that will inform the provision of employment space, the types of businesses that could be attracted to the town and the potential numbers of jobs that will be created. Potential target sectors include:

- Green construction;
- Environmental goods and services;

²² 'Self-build' is the practice of aspiring homeowners creating their own homes. Self-builders' inputs may vary from undertaking the building work themselves to contracting out some or all of the work to an architect or building package company. Consequently the term 'custom house-building' is also commonly used

- Advanced manufacturing;
- Creative digital media and business; and
- Professional and financial services.

4.168 The scale of the garden settlement offers the opportunity to create a vibrant local economy, supporting the sustainability of the town, growing new businesses and supporting local suppliers, as well as serving the wider district. To promote this, the council will provide skills development and apprenticeships, working with local businesses and the construction industry. The garden settlement can offer a unique selling point to businesses, by promoting and delivering innovation, fostering new and growing sectors, being well-connected to outstanding infrastructure, the coast and countryside.

4.169 The required community infrastructure will be provided at the appropriate phase of development. Community facilities may include sport venues, open space (including accessible space for the elderly), cultural buildings, libraries, places of worship and public houses.

Policy SS6

New Garden Settlement - Development Requirements

Land is allocated within the North Downs area for a new garden settlement as shown on the Policies Map.

The settlement will be developed on garden town principles and will have a distinctive townscape and outstanding accessible landscape, **both of which will be informed by the historic character of the area**. It will be planned to be sustainable, providing new homes with a broad mix of tenures, employment opportunities and community facilities within easy walking and cycling distance. It will be a landscape-led development **that responds to its setting within the Kent Downs AONB landscape** with an emphasis on woodland **and other** planting, open space and recreation that supports healthy living and encourages interaction between residents **and helps mitigate impact on views from the scarp of the Kent Downs**. Environmentally the settlement will be a beacon of best practice, making best use of new technologies, and will be designed to achieve a low carbon, low waste and water **efficient** development.

Outline planning permission will be granted for a comprehensive proposal that is supported by a masterplan prepared by the site promoters. The masterplan shall be prepared in partnership and in consultation with the local planning authority, stakeholders, partner organisations, local people and interest groups and include a detailed phasing and delivery strategy.

(1) New homes

- a. The settlement shall provide for a minimum of **6,375** new homes in a phased manner within this plan period (to 2036/37) with potential for future growth to provide a total of 8000-10,000 homes (subject to detailed masterplanning) within the site allocation area beyond the plan period;
- b. The mix of tenure and sizes of new homes shall be in accordance with Policies CSD1 and CSD2 and evidence in the Strategic Housing Market Assessment, Parts 1 and 2 (PBA, 2016/2017) **(or subsequent revision to the evidence base)** and shall include build for rent provision to meet identified need. A minimum of 22 per cent of all dwellings should be provided as affordable homes, **subject to viability**;
- c. All homes shall meet the adopted Nationally Described Space Standards in accordance with Policy HB3 of the Places and Policies Local Plan (or any revision to that policy);
- d. **Within the early phases**, development shall provide homes in neighbourhoods located in and around the town centre (Policy SS7(2)), well-connected to the centre by a walking, cycling and public transport network. Close to the town centre there shall be a higher proportion of smaller residential units serving all age groups;
- e. The town centre shall be supported by a lower density neighbourhood **in the early phases** that has good connectivity to the town centre by public transport, cycling and walking;
- f. Additional neighbourhoods will be masterplanned in future phases in accordance with Policy SS7(3). All neighbourhoods will be expected to provide a mix of home typologies, with plots provided for custom-build and self-build development in accordance with Policy SS6(2);
- g. A minimum of 10 per cent of homes in each substantial phase shall be built to meet the needs of the elderly, from active retired people to those requiring intensive nursing care, including specialist C2 provision. All such homes shall be built to meet [M4\(3\) Category 3: Wheelchair User Dwellings](#) standards as set out in Building Regulations; and

- h. The remaining 90 per cent homes shall be built to meet [M4\(2\) Category 2: Accessible and Adaptable Dwellings](#) as set out in Building Regulations. Homes should be designed to be flexible to respond to the changing needs of families.

(2) Self-build and custom-build homes

- a. A proportion of proposed dwellings shall be provided as self-build or custom-build plots, having regard to the need identified by the council, with each substantial phase contributing a proportion of self-build and custom-build housing;
- b. Innovative self-build and custom-build designs will be encouraged that are flexible and incorporate new technologies, particularly those that achieve carbon and water neutrality; and
- c. Self-build and custom-build housing will not be required to be uniform in scale, plot width or materials. Design requirements will be established by:
 - i. Planning policy and a design code approach setting out principles of place-making and sustainability;
 - ii. A 'plot passport' scheme introduced alongside a Local Development Order (should a substantial self-build phase be pursued) or alternative approval mechanism, allowing plot purchasers to submit an application to the council for assessment of compliance against the code; and
 - iii. Where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may either remain on the open market as self-build or be built out by the developer.

(3) Employment development

- a. A challenging target will be set for the number of jobs that will be created across the private, public and voluntary sectors: the aspiration shall be for **one job per dwelling**. The settlement's location near the gateway to Europe (Channel Tunnel) provides the opportunity to deliver employment and town centre development that complements other centres including Folkestone town centre, Hythe and other growth areas across East Kent;
- b. The masterplan shall provide business space suitable to accommodate growing sectors operating in regional, national and international markets with a capacity to contribute to employment and GVA growth, as identified in the Employment Opportunities Study;
- c. Employment space should be delivered alongside infrastructure and new homes so that job opportunities are available when the first phases of housing are occupied. Interim business uses will be encouraged on suitable sites as successive phases are developed;
- d. An innovation centre or business hub shall be included within the initial phases of development (unless otherwise agreed with the local planning authority), to support business start-ups and provide space for growing businesses; and
- e. Details of interim uses which support the delivery of the garden town itself or the growth of future employment sectors shall form part of the implementation strategy in support of the outline planning application.

(4) Community and educational facilities

- a. Community facilities shall be provided at each phase of development in accordance with the neighbourhood principles set out in Policy SS7(3);
- b. A health centre shall be provided in the early phases of development, in partnership with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board, drawing from exemplar facilities elsewhere. The centre shall be designed to deliver an integrated service for patients - including a cluster of general practitioners, a wide range of diagnostic services and primary care treatment - to minimise the requirement for secondary care treatment at local hospitals. The centre should be located on an accessible site close to other community services; and
- c. **Primary, secondary, special and nursery school facilities shall be provided and fully funded by the development** to meet projected needs in accordance with the forecast requirements of the Local Education Authority (LEA) and shall be delivered in partnership with appropriate providers. **This includes the provision of land at nil cost (both on and off site) and the safeguarding of additional, suitable land to allow for future expansion in accordance with forecast needs. The layout of the development should demonstrate that walking distance of 800 metres/10 minutes from every home to the nearest primary school are achievable, with an aspiration that homes are within a 400 metre/5 minute walking distance.**

New Garden Settlement - Place-Shaping Principles

4.170 The new garden settlement will demonstrate a landscape-led approach to development that respects topography, views **and historic character**. The development will enhance existing networks of woodland, green spaces, ponds, rivers and streams (termed 'green infrastructure'). Generous structural landscaping should be provided that includes advanced planting **and habitat creation** for future phases and buffers to the motorway and high speed rail corridor. The masterplan will be supported by a green infrastructure strategy which should enhance natural features while providing high levels of accessibility and enjoyment for those who live in the area. **A long-term management plan of the green infrastructure estate should be set up in a way which gives the community control and custodianship, avoids fragmentation and degradation in future years, and ensures features provided as specific mitigation measures remain intact and functioning.**

4.171 Landscape-led masterplanning and the high quality design and layout of the town (its 'townscape') will be key to the success of the settlement, **with particular regard to the impact on views from the AONB**. Each neighbourhood should have a distinctive character with different densities of development. The masterplan should show the relationship of different land uses, the height and massing of buildings, the legibility of streets and how the development will make use of high quality materials that are sensitive to, and sit comfortably alongside, the local environment. There is existing design guidance that can be drawn on, including the [Kent Design Guide](#) (Kent Design Initiative) and the [Kent Downs Area of Outstanding Natural Beauty Landscape Design Handbook](#) (Kent Downs AONB Unit), but the development will need to be informed by detailed design codes drawn up with the participation of the local community. The area's heritage assets, in particular Westenhanger Castle and its setting, **together with other non-designated heritage assets**, can make a significant contribution to the character of the new settlement, that can help attract future residents, businesses and visitors and create a strong sense of place from the outset.

4.172 At the heart of the development will be a vibrant **town centre** that will meet the needs of residents, workers and visitors with attractive cultural, community, shopping and leisure facilities, as well as spaces for events and meetings to foster community cohesion. This will need to be carefully planned to avoid any detrimental impacts on nearby town centres (such as Folkestone, Hythe, Ashford and Dover) or shops and facilities in nearby villages, yet also meet the everyday needs of the settlement and nearby communities. Each neighbourhood in the garden settlement will also need to be supported by educational, recreational and community facilities.

4.173 The settlement presents a major opportunity to secure a high speed rail service between Westenhanger and London St Pancras. The council is pursuing this with the train operating companies, which are bidding for the new South Eastern franchise, infrastructure providers and also with Network Rail and other stakeholders. A transport hub should be provided, located at Westenhanger station, allowing easy transfer between walking, cycling, bus and train journeys. The railway station upgrade and hub will potentially deliver:

- Lengthening of the existing platforms;
- New and refurbished station buildings with improved customer facilities;
- A new footbridge between platforms; and
- Car parking to meet the needs of the new town and nearby villages.

Ways of integrating the station improvements with other land uses and facilities should also be explored.

4.174 An innovative approach must be taken to maximise walking, cycling and the health and wellbeing of residents. This and other travel plan requirements, including the setting of targets, monitoring and the use of technology and incentives, will require detailed consideration and must support the emerging masterplan, with opportunity for revisions and amendments as the development is delivered.

4.175 Kent County Council's Rights of Way Improvement Plan (ROWIP) is currently being reviewed and updated. A new ROWIP is expected to be published later this year. The Plan assesses the extent to which Public Rights of Way (PRoW) meet current demand and how they will need to evolve to meet future requirements.

Policy SS7

New Garden Settlement - Place Shaping Principles

(1) A landscape-led approach

- a. Proposals shall demonstrate a landscape-led approach that respects topography and views, particularly from the Kent Downs Area of Outstanding Natural Beauty and helps mitigate impact on views from the scarp of the Kent Downs, guided by a Landscape and Visual Impact Assessment; and
- b. A green and blue infrastructure strategy shall be developed that enhances existing green and blue infrastructure assets in accordance with Policy CSD4. Additionally the strategy shall deliver:
 - i. Advanced woodland planting and habitat creation using native species to benefit later phases of development, particularly from prominent locations visible from the Kent Downs Area of Outstanding Natural Beauty, and to avoid as far as possible temporary loss of biodiversity value when construction begins. Advanced woodland planting and habitat creation, shall also be designed to relate to local landscape character and to prevent the coalescence of the new settlement with Lympne and to separate neighbourhoods within the settlement itself. Planting and habitat creation should also be used to provide distance buffers between the M20/High Speed transport corridor for noise and air quality mitigation purposes;
 - ii. Clear net biodiversity gains over and above residual losses through the planting of native species and the creation of green ecological corridors to improve species' ability to move through the environment in response to predicted climate change, and to prevent isolation of significant populations of species. The strategy shall enhance nearby Harringe Brooks ancient woodlands (including ecological connections, future management and community access), Local Wildlife Sites, Otterpool Quarry Site of Special Scientific Interest and other sensitive ecological features, including the existing pond at the former Folkestone Racecourse, both within and outside the allocation boundary;
 - iii. A new country park, easily accessible from the town centre and beyond and supported by and linked to other areas of strategic open space, that enhances the historic landscape setting of Westenhanger Castle;
 - iv. Playing fields and sports provision, play areas, informal open spaces, allotments and woodland located to maximise use and meet the sporting, leisure and recreational needs of the garden settlement as informed by the council's Playing Pitch and Sports Facilities Strategies;
 - v. Publicly accessible, well-managed and high quality open spaces, which are linked to the open countryside and adjoining settlements. This shall be informed by an access strategy that seeks to protect and enhance existing public rights of way, and create new public rights of way. The strategy shall balance demands for public access with ecological and landscape protection, taking into account the impacts of increased access on the Kent Downs AONB and Folkestone to Etchinghill Escarpment Special Area of Conservation and other protected areas, which might necessitate the need for mitigation to be secured;
 - vi. Sustainable drainage systems (SuDS) to maximise landscape and biodiversity value and to prevent downstream flooding of the East Stour River, developed as part of an integrated water management solution; and
 - vii. A long-term security and management plan of the Green Infrastructure estate which ensures community involvement and custodianship.

(2) A vibrant town centre

- a. A town centre shall be created, of higher density housing and town centre uses to act as a focal point to the settlement, providing for a mix of employment opportunities at the heart of the garden settlement. The **town centre** shall be planned so that it is within easy walking distance of the station and located within an area of higher density housing to increase its vitality and viability. Higher density mixed-use development with several storeys of residential use above commercial premises will be appropriate in the town centre;
- b. Food shopping (convenience retail) shall be provided within the town centre to allow choice and variety as well as reducing the need to travel for day-to-day needs. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre, alongside a mix of town centre uses. An impact assessment shall be undertaken to demonstrate that there would be no detrimental impacts on the vitality and viability of nearby local village centres and other town centres including Folkestone, Hythe, Dover and Ashford; and
- c. Street level frontages in the centre shall be active frontages that open up to public spaces to promote activity throughout the day and into the evening. Indoor and outdoor eating and drinking places and an adaptable town square shall be provided, designed to accommodate outdoor markets and public events.

(3) Village neighbourhoods

- a. The town centre shall be closely integrated with village neighbourhoods, reflecting garden town principles, easily accessible by walking and cycling links to the town centre and each other;
- b. Neighbourhoods and the town centre shall be connected by a legible network of active streets, footways, cycle ways and open spaces;
- c. Each neighbourhood centre will include a primary school, pre-school nursery, food (convenience) shopping, open space, recreational and community facilities in the first phase of its development; and
- d. Each neighbourhood shall be designed to have its own distinctive identity, to create a special character within the unique setting of the Kent Downs.

(4) A high quality townscape

- a. Neighbourhoods, buildings and spaces within the settlement shall be planned to create a unique and distinctive character, taking advantage of long-range and local views to create interest and drawing on the historic character and grain of the area;
- b. Design codes shall be drawn up to guide all phases of development with the participation of the local community. The codes should establish the parameters for achieving the highest standards of urban design, architecture and landscaping;
- c. A high quality palette of building materials will be used throughout, drawing on a thorough understanding of local distinctiveness, landscape and palette and tone. Building materials, landscaping, **including the use of mature trees**, and design should be of a consistently high quality regardless of tenure;
- d. Modern methods of construction will be encouraged where high standards of design, durability and sustainability can be demonstrated; and
- e. External lighting should be designed to support the aims of the [Kent Downs Management Plan](#) on Dark Skies and the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Light Pollution, to ensure the impact of lighting is minimised and that the most efficient technology is used.

(5) Enhanced heritage assets

- a. A heritage strategy shall be agreed that identifies how the development will enhance local heritage assets and their setting, including the Grade I listed Scheduled Monument of Westenhanger Castle (and its associated barns), the Grade II listed Otterpool Manor Farm and Upper Otterpool and any other designated or non-designated heritage assets identified. The application shall be supported by a detailed heritage strategy, setting out how the long term, viable use of heritage assets will be established and where necessary providing mechanisms for their integration into the development;
- b. The heritage strategy should include **an archaeology strategy, with** an initial archaeological assessment **guiding** archaeological works **and to inform decisions about preservation in situ or investigation. The archaeology strategy should then** be kept under active review;
- c. **The provision of public art should be an integral part of the heritage strategy;**
- d. Westenhanger Castle and its setting shall become a focal point for the new settlement that informs its character. The development shall provide an enhanced setting for the Castle, including generous public open space through the delivery of a new park, and shall protect key historic views. Proposals shall explore the opportunity to recreate the historic southern approach to the Castle and provide mechanisms for its integration with the development;
- e. Other archaeological and heritage assets will be evaluated, **conserved** and, where **appropriate**, enhanced. Proposals must include an appropriate description of the significance of any heritage assets that may be affected, including the contribution of their setting; and
- f. Proposals should explore the potential for:
 - i. Renovating the existing buildings and barns **to conserve the heritage assets** at Westenhanger Castle **and** improve the setting of the building;
 - ii. Providing space for **appropriate sustainable uses for the asset and its setting**; and
 - iii. Enhancing **and positively contributing to the conservation of all relevant** heritage assets both within and outside the allocation boundary, such as the setting of Lympne Castle and the Lympne Conservation Area where appropriate.

(6) Sustainable access and movement

- a. The development shall be underpinned by a movement strategy which prioritises walking, cycling and access to public transport and demonstrates how this priority has informed the design of the new settlement. All homes shall be within 800 metres/10 minutes walk of a local neighbourhood centre with an aspiration that all homes are within 400 metres/5 minutes walk of such facilities;
- b. Development shall incorporate smart infrastructure to provide real-time and mobile-enabled public transport information in accordance with smart town principles (Policy SS9 (2));
- c. The capacity of M20 junction 11 shall be upgraded and other key junctions on the road network will be redesigned and improved in partnership with Highways England and Kent County Council;
- d. A permeable network of tree-lined streets, lanes, pathways, bridleways, cycleways and spaces will be created that provides connections between neighbourhoods, the town centre, employment opportunities and public transport facilities. Footpaths, cycleways and bridleways should link to existing public rights of way, nearby villages and the wider countryside, including the North Downs Way and the Sustrans national cycle route network, taking account of the findings of the access strategy (Policy SS7 (1)) on sensitive habitats;
- e. Road infrastructure should be designed for a low speed environment, with priority given to pedestrians and cyclists through the use of shared space in ultra low speed environments and dedicated cycle routes and separate pedestrian walkways where appropriate **in line with Kent Design guidance**. The use of grade separations, roundabouts, highway furniture and highway signage should be minimised;
- f. A parking strategy shall be developed that balances the necessity of car ownership with the need to avoid car parking that dominates the street scene to the detriment of local amenity. The parking strategy shall deliver well-designed and accessibly located cycle parking facilities within the town and neighbourhood centres, at Westenhanger Station and transport hub, as well as at employment developments;
- g. Westenhanger Station shall be upgraded at the earliest opportunity to provide **the capacity required to enable** a high speed service ready **and** integrated transport hub, in partnership with Network Rail, the rail operator and Kent County Council, which gives priority to pedestrians, cyclists, bus and train users. The council will continue to work with **the rail operator** to introduce high-speed rail services from Westenhanger to central London, subject to discussions with stakeholders; and
- h. The existing bus network that serves the surrounding towns and villages will be upgraded and new services provided as an integral element of the transport hub and settlement. All new homes shall be within a five minute walk of a bus stop.

New Garden Settlement - Sustainability Principles

4.176 Sustainability principles are based on environmental, social and economic objectives as three integrated perspectives. While policy SS7 is more focussed on environmental sustainability the issues are often interwoven. For example sustainable transport options, such as cycling and walking, reduce environmental impact but also bring benefits for health and well-being. The NPPF makes it clear that the environmental objective includes "to contribute to protecting and enhancing our natural, built and historic environment".

4.177 There is the potential for the garden settlement to become a beacon of best practice for environmental sustainability, embracing new technologies to achieve a low carbon, low waste and low water environment, with an aspiration for carbon, water and waste neutrality to be further explored and investigated as masterplanning and policy develops. The need to plan for the supply of water and control water usage will be essential, as the district is an area of **'serious water stress'**.

4.178 The sustainability of the town will be driven by an energy strategy that will set out how the lowest possible carbon targets will be achieved, in both the short- and long-term, making best use of renewable energy on- and off-site. As technology is rapidly evolving, the strategy will need to demonstrate how buildings can be designed to be adaptable with the potential to incorporate new technologies, such as battery energy storage, creating individual or decentralised energy networks. The strategy will show how the use of energy efficient technologies will result in significantly lower energy use than the national average.

4.179 The council will work closely with local Clinical Commissioning Groups and the Kent Health and Wellbeing Board to develop a healthy new town programme that delivers high levels of public health for new residents, using the principles set out in Policy SS8. Neighbourhoods will be planned to foster community development and promote healthy living by encouraging people to be active. Providing spaces for local food growing, such as allotments and community orchards, is one way that health can be promoted. A scheme could be developed that encourages produce grown on allotments and in orchards to be sold in local shops or at a market, so promoting healthy living, encouraging community interaction and reducing 'food miles.' Such a project would provide opportunity for local producers beyond the new settlement to benefit through direct sale and provision to the community.

4.180 An element of the area allocated for the new garden settlement is protected by a minerals safeguarding designation within the Kent Minerals and Waste Local Plan 2013-2030 (**Kent M&WLP**). The purpose of minerals safeguarding is to protect the county's supply of minerals from development which could prevent its extraction; in this location the identified minerals are **Limestone Hythe Formation (Kentish Ragstone), Sandstone – Sandgate Formation, Silica Sand/Construction sand – Sandstone: Folkestone Formation and Sub Alluvial River Terrace Deposits**. Proposals for development will, however, come forward within areas overlying mineral resources and the Minerals and Waste Local Plan provides policies for dealing with these proposals, which may include the requirement to remove the minerals before development begins. Further guidance is provided in Kent County Council's 'Safeguarding Supplementary Planning Document' (April 2017).

4.181 Moreover, the **Kent M&WLP** also emphasises the need to addresses the safeguarding considerations for waste management facilities. The garden settlement allocation coincides with a permitted waste recovery facility that has been implemented but not fully developed to date. As such, the proposals will need to satisfy Policy DM8 which requires an Infrastructure Assessment to be prepared to assess whether or not the development would be compatible with the use of the waste facility, particularly in regards to noise, dust, light and air that may legitimately arise from the waste activities that could take place on site. It should demonstrate that the future use of the safeguarded waste management facility would not be constrained by any incompatibility of the proposed development. If the proposed development does not demonstrably fall under the relevant clauses under Policy DM8, the applicant will need to demonstrate that the need for the development overrides the presumption to safeguard.

Policy SS8

New Garden Settlement - Sustainability and Healthy New Town Principles

(1) A sustainable new town

- a. Development shall be guided by an energy strategy. The strategy shall demonstrate how best practice in energy conservation and generation will be achieved at both the micro- and macro-level in homes and commercial buildings. The strategy shall include the potential for a site-wide heat and power network and decentralised energy networks, **taking into account the AONB and its setting**;
- b. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of 90 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy which includes detail of:
 - i. Water efficiency, and demand management measures to be implemented to minimise water use and maximise the recycling and reuse of water resources **(i.e. through the use of 'grey' water)** across the settlement, utilising integrated water management solutions;
 - ii. **The need to maintain the integrity of** water quality, how it will be protected and improved, and how the development complies with the Water Framework Directive;
 - iii. Surface water management measures to avoid increasing flood risk through the use of Sustainable Drainage Systems (SuDS); and
 - iv. Water services infrastructure requirements and their delivery having regard to Policy CSD5, **and as agreed with the relevant statutory providers**, and the Environment Agency's guidance on Water Cycle Studies;
- c. For non-residential development, development shall achieve BREEAM 'Outstanding' standard including addressing maximum water efficiencies under the mandatory water credits;
- d. The energy strategy shall demonstrate how the development takes a fabric-first approach, makes the maximum use of passive solar gain, as well as energy generation from the latest technologies in and on buildings and structures. All community buildings shall seek to meet zero carbon standards as exemplars, with an aspiration for the development to achieve carbon neutrality;
- e. The energy strategy shall demonstrate how the settlement will meet the government's commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to slow, fast and rapid electric charging points; with integration of technologies into work places, community buildings, car parks and infrastructure to facilitate the transition to electric vehicles and provide appropriate charging facilities for electric bus provision at the transport hub;
- f. The application shall be accompanied by a site-wide waste strategy that demonstrate how a significant reduction in household waste and an increase in recycling rates will be delivered in comparison with the average across the county. Internal and external storage for recycling and waste shall be provided for all homes and businesses;
- g. Construction and landforming of the settlement shall be soil neutral to avoid any importing or exporting of earth;

- h. Proposals will be accompanied by a minerals assessment which includes information concerning the availability of minerals within the site, their scarcity, the timescale for the development and the practicality and viability of the prior extraction of any identified mineral resources. Reference should be made to 'Safeguarding Supplementary Planning Document' (KCC, 2017) and 'Minerals Safeguarding in England: Good Practice Advice' (British Geological Survey, 2011); and
- i. Proposals shall set out measures for the remediation of contaminated land. The assessment of contaminated land should be phased, starting with a Phase 1 Investigation (or Desk Study) the results of which will determine the requirement for a Phase 2 Investigation (intrusive investigation), which will in turn determine any requirement for a Remediation Strategy and Verification Report.

(2) A healthy new town

- a. Proposals shall create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups, facilitating community building. Preventative health care measures shall include:
 - i. The provision of high quality public open spaces that are easily accessible for all age groups;
 - ii. Noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, incorporating landscaping within the buffers designed to integrate with the wider green infrastructure network;
 - iii. The design of streets and spaces shall encourage community outdoor activities including play and meeting places and the provision of tactile public art, with homes orientated to encourage informal overlooking. Provision should be made for elderly people through the careful consideration of access, mobility, facilities, shelter and seating, with opportunity given for intergenerational activity; and
 - iv. Sustainable access and transport shall be promoted in accordance with Policy SS7(6);
- b. Allotments and community orchards for local food growing shall be provided on fertile land with safe and convenient access from all residential neighbourhoods; and
- c. In lower density areas generous gardens should be provided as part of an appropriate mix of housing, alongside high quality communal spaces. In higher density areas where larger gardens are not feasible, new homes should have access to an allotment or community orchard within 800m (10 minutes' walk).

New Garden Settlement - Infrastructure, Delivery and Management

4.182 The creation of the new garden settlement will be a long-term initiative, lasting 20 to 30 years and delivered through a phased approach. Initial development will focus on new housing in and around a town centre (Policy SS7(2)) and additional village neighbourhoods will grow around this core.

4.183 The creation of a new settlement generates economies of scale that can be used to deliver critical infrastructure at the earliest opportunity and throughout the town's development. The uplift in land value that will be created by the granting of planning permission will be captured to provide:

- The highest quality townscape and landscape;
- High standards of energy and water efficiency;

- Early investment in infrastructure; and
- A sustainable funding stream for the management and maintenance of the community facilities and public realm over the long-term.

New garden settlement and the Community Infrastructure Levy

In order to capture the uplift in land value created by the new settlement, the garden settlement will be excluded from the application of the Community Infrastructure Levy (CIL). This will maximise the funding that can be secured through Section 106 and Section 278 legal agreements to deliver the infrastructure and community facilities set out in Policies SS6-SS9 at the right phases of the development. The council will amend its Community Infrastructure Levy Charging Schedule to implement this approach.

The opportunity for Housing Infrastructure Fund (HIF) funding will continue to be **monitored, and pursued, when appropriate**. If achieved, this may provide opportunity for a tariff-based approach to Section 106 payments to enable the delivery of strategic infrastructure at the earliest opportunity.

4.184 The garden settlement will be designed as a 'smart town' to ensure infrastructure and services are made more efficient through the use of digital and telecommunications technology for the benefit of residents and businesses. Where feasible, the latest high speed internet technology should be made available to the neighbouring communities of Lympne, Postling, Stanford, Westenhanger and Barrow Hill, with 5G connectivity also explored as an early opportunity for innovation. This technology also offers opportunities to improve health, for example by providing elderly people with information links between their homes and the health centre and also allowing the monitoring of data about the town's infrastructure, energy and water usage.

4.185 Arrangements will be put in place for the long-term maintenance and management of this infrastructure, through the creation of a Community Trust or elected local body. Although the exact model will need to be agreed, any structure must ensure that the settlement has an active community that can manage its own assets, with local people shaping the future of the town. The Trust or body must be capable of generating a sustainable income so that its future can be secured; increases in land value will be captured to provide funding for stewardship and maintenance of the community's assets.

4.186 A key objective will be to develop a network of local volunteers. A community development programme should allow for governance arrangements to change as the town grows, with the potential for the creation of a Town Council or similar representative body. **The creation of a post of community development worker could be invaluable in establishing and reinforcing a sense of community, and this should be explored as part of the Section 106 agreement.** Businesses will also be active in the new community, helping to generate a spirit of entrepreneurship to further the economic prosperity of the town.

Policy SS9

New Garden Settlement - Infrastructure, Delivery and Management

(1) Delivery of infrastructure

- a. The settlement should be self-sufficient regarding education, health, community, transport and other infrastructure, where necessary allowing for the expansion and improvement of nearby facilities such as secondary education **and waste**;
- b. Critical infrastructure, such as primary education, should be provided in the first phases of development to support investment and community development. The provision of infrastructure should be phased in a way that does not disadvantage early residents or neighbouring communities through placing pressure on existing infrastructure in the local area. **The creation of a post of community development worker should be explored, to serve the early phases until the town is established, secured through the Section 106 agreement**;
- c. The nearby communities of Lympe, Barrow Hill, Sellindge, Westenhanger, Saltwood, Stanford and Postling should have appropriate access to and benefit from the infrastructure provided. If it is appropriate for infrastructure to be shared with existing communities then this shall be decided through local consultation as part of the masterplanning process; and
- d. Infrastructure provision will be secured and/or funded through Section 106 and Section 278 legal agreements to ensure it is delivered at the appropriate phase of the development.

(2) A smart town

- a. All residential, business, community and town centre buildings and public spaces shall be enabled for ultra-fast fibre-optic broadband provided to premises (FTTP). Broadband speeds shall be reviewed at periodic intervals to provide the highest standards of connectivity. Periodic reviews of the masterplan shall demonstrate how the latest information technology will be incorporated into each phase of development;
- b. New dwellings shall provide adaptable space suitable for home working and other buildings (including shops, cafes, commercial buildings and community facilities) shall provide facilities for working on the move;
- c. Data analysis and smart monitoring of water and energy use and waste generation shall be available to all new homes, business and community buildings. Aggregated and comparative data shall be accessible to allow households to compare usage against the average for the development; and
- d. Ducting for fibre-optic and other cabling, energy and other service infrastructure shall be provided in multi-service corridors outside the public highway that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs.

(3) Long-term management and governance

- a. Infrastructure, the urban realm, open spaces **including informal pedestrian and cycle pathways**, and facilities shall be designed to take into account long-term management and maintenance requirements; and
- b. A strategy for the long-term stewardship of the settlement shall be developed. This shall include the creation of a Community Trust or new elected body. **The** infrastructure that will need to be managed and maintained by the Trust or elected body may include:

- i. Strategic and local open spaces;
 - ii. Sports pitches;
 - iii. Leisure facilities;
 - iv. Community buildings;
 - v. Public squares and spaces **including public art and street furniture**;
 - vi. Sustainable drainage systems (SuDS);
 - vii. Allotments, community orchards and woodlands; and
 - viii. **Heritage facility, such as a museum or archive storage**
- c. Requirements to ensure the quality of all open space and physical assets on handover to the Trust or elected body will be set out in a Section 106 legal agreement.

Folkestone Strategic Allocations

4.187 The Core Strategy's two site allocations at Folkestone make up this sub-section of the plan.

Folkestone Seafront

Planning permission for Folkestone Seafront (12/0897/SH) was granted on 30 January 2015; a subsequent Section 73 application for amendments to the masterplan was approved on the 26 September 2018. Policy SS10: Spatial Strategy for Folkestone Seafront is retained from the 2013 Core Strategy⁽²³⁾ to guide future phases of development.

The Site

4.188 Vacant land at Folkestone's Seafront and Harbour – including the former port area – lies close to the town centre. On the main route between these areas of potential is the Creative Quarter (which will develop further in line with policy CSD6). At its western end, the Seafront meets the rejuvenated Coastal Park, and the site is highly prominent from the Leas part of the town centre lying on the cliff-top above.

4.189 The redevelopment of Folkestone Seafront provides a unique opportunity for the town to reconnect with the coast and reinvent itself as a place to live, work and visit. It can provide new facilities and a design providing a contemporary sense of place, but also drawing on strong historic maritime associations. The Harbour, built from 1807 onwards, is grade II listed in part. From the mid-nineteenth century it benefited from a direct connection to the national railway network, and the area played an important military role during times of war in the first half of the twentieth century. The decline of seaside mass tourism, and then the closure of ferry services in 2000, have left a large under-used area which has lost its sense of vitality and purpose and currently benefits little from its prominent coastal location.

The Proposal

4.190 Although most of the land is cleared, there is a collection of listed buildings and the Folkestone Leas and Bayle Conservation Area in and around the site. It is essential that the redevelopment of the harbour and seafront adopts sound urban design principles, recognising the strategic importance of the site, its history and key role in the town's future. The policy does this by allowing for a variety of uses, complementing Folkestone town centre and creating a meaningful and successful place in its own right.

4.191 The site is suitable for mixed-use development, focused around distinct character areas and comprising the beach and residential uses, allied with significant active or commercial uses to provide a vibrant destination. It is important that recreational and open space uses, and leisure (potentially including food and drink) premises utilise the site's waterside location. Infrastructure upgrades will need to be provided to improve connections from the Seafront to the heart of the town centre lying above. Adjoining land to the north of the site will need to be addressed to ensure ease of movement to and from the town centre.

4.192 The Harbour frontage provides a special waterside environment to attract new commercial investors. This would introduce new forms of activity to the area (complementing recent restaurant developments), extend the appeal of Folkestone, boost the local housing market and regenerate the area.

4.193 Key aspects of the current proposals are shown illustratively in Figure 4.6 below, and should be used to inform further masterplanning of the development. The exact extent of land allocated is shown on the Policies Map. Reference should also be made to policy CSD6's provisions for regeneration in the Creative Quarter, and the interrelationship with central Folkestone.

23 This policy is numbered SS6 in the 2013 Core Strategy

Folkestone Seafront Strategic Site and Surroundings

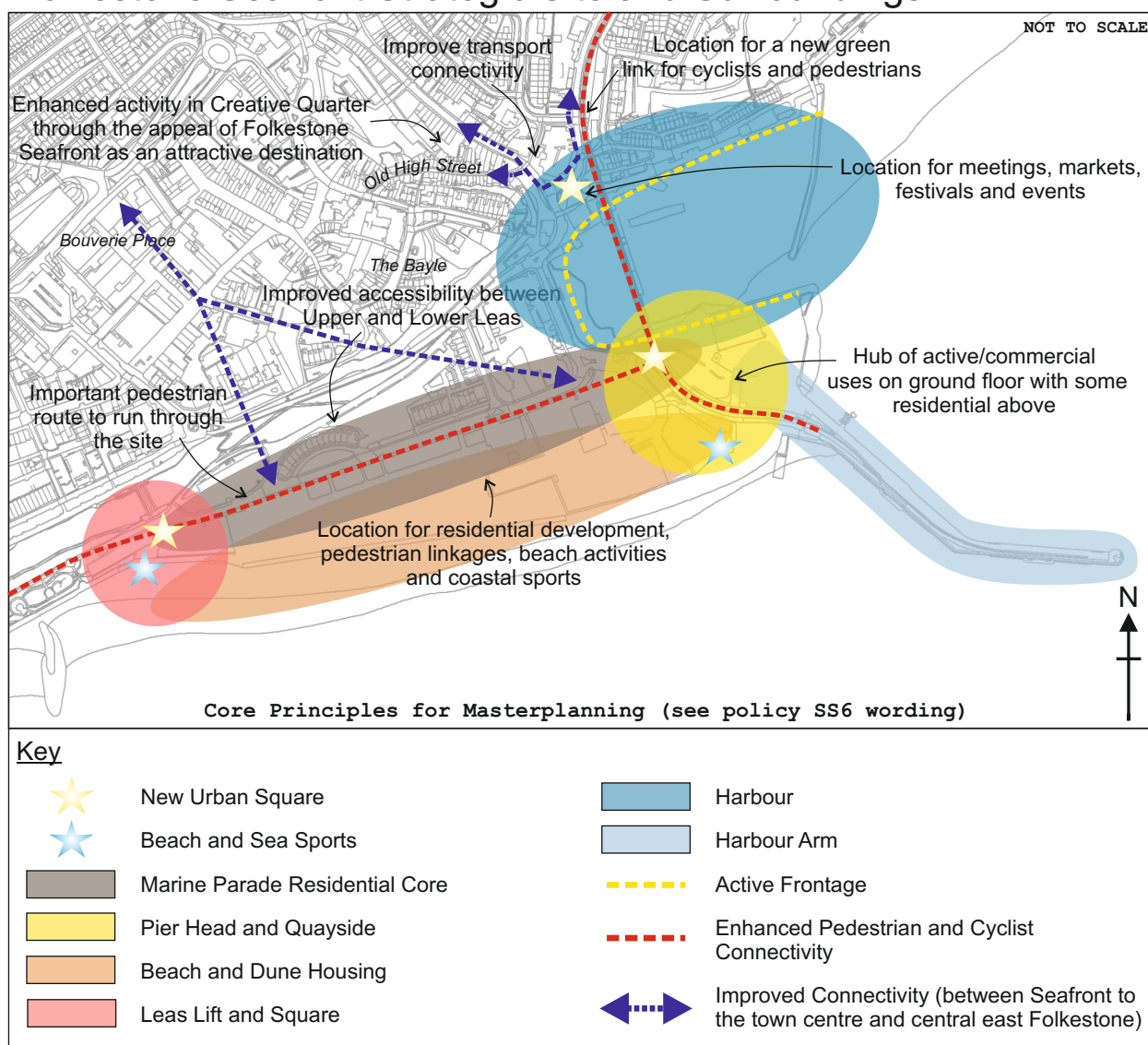


Figure 4.6 Folkestone Seafront Strategic Site and Surroundings

4.194 Local partners should work together to further improve connectivity between the seafront and town centre. The area at the entrance to the Harbour and Creative Quarter forms a natural meeting point and should be significantly improved to develop its role as a public open space. It requires a partnership between district and county councils and the developer to deliver movement enhancements (see policy SS5). Sympathetic highway improvements (including the public realm, and along Tontine Street/Tram Road for bus access) will be necessary, in addition to the proposed green link.

4.195 South of the Harbour lies the Pier Head and Quayside Quarter which could be suitable for more intensive development and a greater mix of uses. Together with the high-quality beach and the Harbour, the Pier Head and Quayside should provide a cluster of uses and activities creating a destination to visit in its own right, providing a mixture of retail, restaurants, bars, offices and homes, in a historic maritime environment.

4.196 This will be supported by connections from the Harbour area to East Folkestone, together with a re-imagined, attractive Marine Parade featuring beach-side homes alongside existing listed buildings, forming an appealing route for pedestrians and cyclists (linking to the Coastal Park).

4.197 Development in the area (CSD6) will be able to draw from both the coastal environment and the rich history of the site; for instance through design features, public art and displays. Redevelopment of the site must both conserve and enhance the character and setting of the wider conservation area and listed buildings. The marine environment also offers opportunities for significant biodiversity enhancement. All these aspects should be addressed through high-quality design and architecture complementing a mix of active uses, providing the appeal and vibrancy of a flagship coastal destination and visitor attraction for central Folkestone.

4.198 The development lends itself to the promotion of standards of sustainable construction that are higher than current national requirements. This may include: high levels of energy efficiency; decentralised and low carbon energy generation; grey water recycling and sustainable drainage systems (SuDS); and development to promote healthy lifestyles.

Policy SS10

Spatial Strategy for Folkestone Seafront

Folkestone Seafront is allocated for mixed-use development, providing up to 1,000 homes, in the region of 10,000 sqm of floorspace comprising small shops and retail services (A use classes), offices (class B1) and other community and leisure (C1, D1, D2 and sui generis) uses; together with beach sports and sea sport facilities and with associated and improved on- and off-site community and physical infrastructure.

Planning permission will only be granted where:

- a. Proposals clearly support the delivery of planned incremental redevelopment for a distinctive, unique and high-quality seafront environment, with a mix of uses providing vitality for the whole site and Folkestone.
- b. The proposals directly contribute to the regeneration of Folkestone by reconnecting the town centre to the Seafront, and enhancing the attractiveness of Folkestone and its appeal as a cultural and visitor destination, complementary to the Creative Quarter and existing traditional maritime activities.
- c. Development is appropriately phased to ensure benefits can be fully realised, with infrastructure improvements delivered at appropriate stages to ensure on-and off-site facilities are available to create a sense of place and community and to manage environmental improvements in relation to infrastructure capacity.
- d. Sufficient contributions are made to highways, public transport and parking arrangements to provide sustainable connectivity between the Seafront development, the town centre and central and eastern Folkestone, including improved pedestrian, cycle and bus links and according with SS5.
- e. Appropriate financial contributions are provided to meet additional school pupil places generated by the development.
- f. Design is of very high quality, preserving the setting of the key heritage assets and archaeological features of the site, sympathetic to the landscape and coastal character of the area including the retention of the Inner Harbour Bridge.
- g. The layout is planned to achieve sufficient ground floor active/commercial uses in and around the Harbour and at the Pier Head Quarter to ensure a sense of vitality can be maintained, fully utilising the setting, and also featuring a central avenue and a range of open and enjoyable coastal environments.
- h. Development delivers 300 affordable housing dwellings for central Folkestone, subject to viability (or if the total residential quantum is less than 1,000 units, a 30 per cent contribution).
- i. Residential buildings achieve a minimum water efficiency of 90 litres/person/day. All development must be designed and constructed to achieve high standards of environmental performance, and buildings should be designed to allow convenient waste recycling.
- j. All development is located within the site in accordance with national policy on the degree of flood risk and compatibility of specific use and, where necessary, includes design measures to mitigate flood risk.
- k. Development proposals include an appropriate recreational access strategy to ensure additional impacts to Natura 2000 site(s) are acceptably mitigated, in accordance with policy CSD4.

Any detailed planning application submitted in relation to any of the site will only be granted if it is supported by and consistent with either:

- A masterplan for the whole site produced in line with this policy, or
- An outline/detailed planning application for the whole site that provides satisfactory masterplanning in line with this policy, including phasing proposals and necessary viability assessments.

Masterplanning for the site should accord with the core principles shown in Figure 4.6.

4.199 For the avoidance of doubt, any planning application should comply with other applicable elements of Core Strategy policy, including the provision of Lifetime Homes within the mix of residential development (CSD2), and flood risk management (SS3).

Shorncliffe Garrison, Folkestone

A hybrid permission, including full planning permission for phases 1A and 1B at Shorncliffe Garrison, Folkestone (14/0300/SH) was granted in 17 December 2015. Development is progressing on site, with subsequent Reserved Matters approval in place for phases 1D and 2B of the development. Policy SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone is retained from the 2013 Core Strategy⁽²⁴⁾ to guide the remaining phases of development.

The Site

4.200 The Shorncliffe area, in west Folkestone, is part of the district's rich military heritage. The military presence here dates back to the early nineteenth century. Along with the Shorncliffe Redoubt, Martello Towers and the Royal Military Canal, the garrison formed part of the key fortifications built in anticipation of invasion by Napoleon following the French revolution and has remained an important training area for the British Army, used alongside Hythe and Lydd Ranges.

4.201 Military land take in the area has changed periodically, with land historically released for expansion of the community of Cheriton, which is centred around its district shopping centre north of the railway. Folkestone West High Speed 1 railway station and M20 junction 12 are close to Cheriton. Although integrated within Cheriton, topography in particular distinguishes Shorncliffe from the coastal communities of Sandgate and Seabrook to the south, further military land in the Seabrook Valley (including the small settlement of Horn Street) and open countryside to the west. The site is therefore located within a transitional area between the town and less built-up land, currently dominated by utilitarian military uses.

4.202 The Ministry of Defence (MoD) concluded a review of its land holdings and operational requirements within the area (which include further married quarters accommodation for service personnel) which found that significant improvements were needed to the Military Estate within the district to meet the MoD's needs, while much of the land in the garrison comprised old, inefficient and underutilised buildings that were not suitable for modern defence purposes.

4.203 In total the area released by the MoD comprises over 70 hectares, over half of which forms open space such as the "back door training area" to the west within the Seabrook Valley, Shorncliffe Redoubt and sports pitches such as "The Stadium". The remaining area provides predominantly previously developed 'brownfield' land with potential for a new neighbourhood. This includes the current Risborough and Burgoyne Barracks and part of St Martin's Plain on the western edge of Cheriton.

4.204 Folkestone is constrained to the north and east by key elements of the green infrastructure network, and to the south by the sea. The logic of an urban extension in this location has therefore been long-established. A land consolidation project by the MoD has made this area available for redevelopment while the MoD upgrades its facilities at Shorncliffe and elsewhere in the district. Release of superfluous sites for redevelopment raises public sector funds for investment in high-quality modern accommodation at Shorncliffe and elsewhere in the district (notably Lydd Training Camp). A significant military presence will be retained at Shorncliffe on the Sir John Moores barracks land in the south east of the site and at St Martin's Plain.

4.205 The MoD has worked closely with the council in ensuring that land is brought forward for development in a managed and comprehensive way. An indicative masterplan document, including technical appendices in relation to transport, utilities and environmental conditions, was prepared for the MoD to underpin this strategic allocation. The conceptual diagram below (Figure 4.7) broadly reflects the indicative masterplan, which forms a key element of the evidence underpinning this policy.

The Proposal

24 This policy is numbered SS7 in the 2013 Core Strategy

4.206 The scale and location of available land at Shorncliffe offers an important opportunity for providing high-quality family housing contributing to and benefiting from existing and upgraded services and infrastructure (including Cheriton High Street and High Speed 1 rail services). Enhancing the public realm and open spaces in the locality can benefit the surrounding community.

4.207 There is excellent potential to provide a primarily residential development which can integrate well with the existing residential area, increasing local housing choice and services. Additionally it can support improved sports facilities, unlock new public greenspace and improve access and bus services in west Folkestone and Cheriton. The development can also provide significant new community and public services.

4.208 Key aspects of the current proposals are shown illustratively in Figure 4.7 below and should be used to inform further phases of the development. The exact extent of land allocated is shown on the Policies Map.

Shorncliffe Garrison, Folkestone, Strategic Site

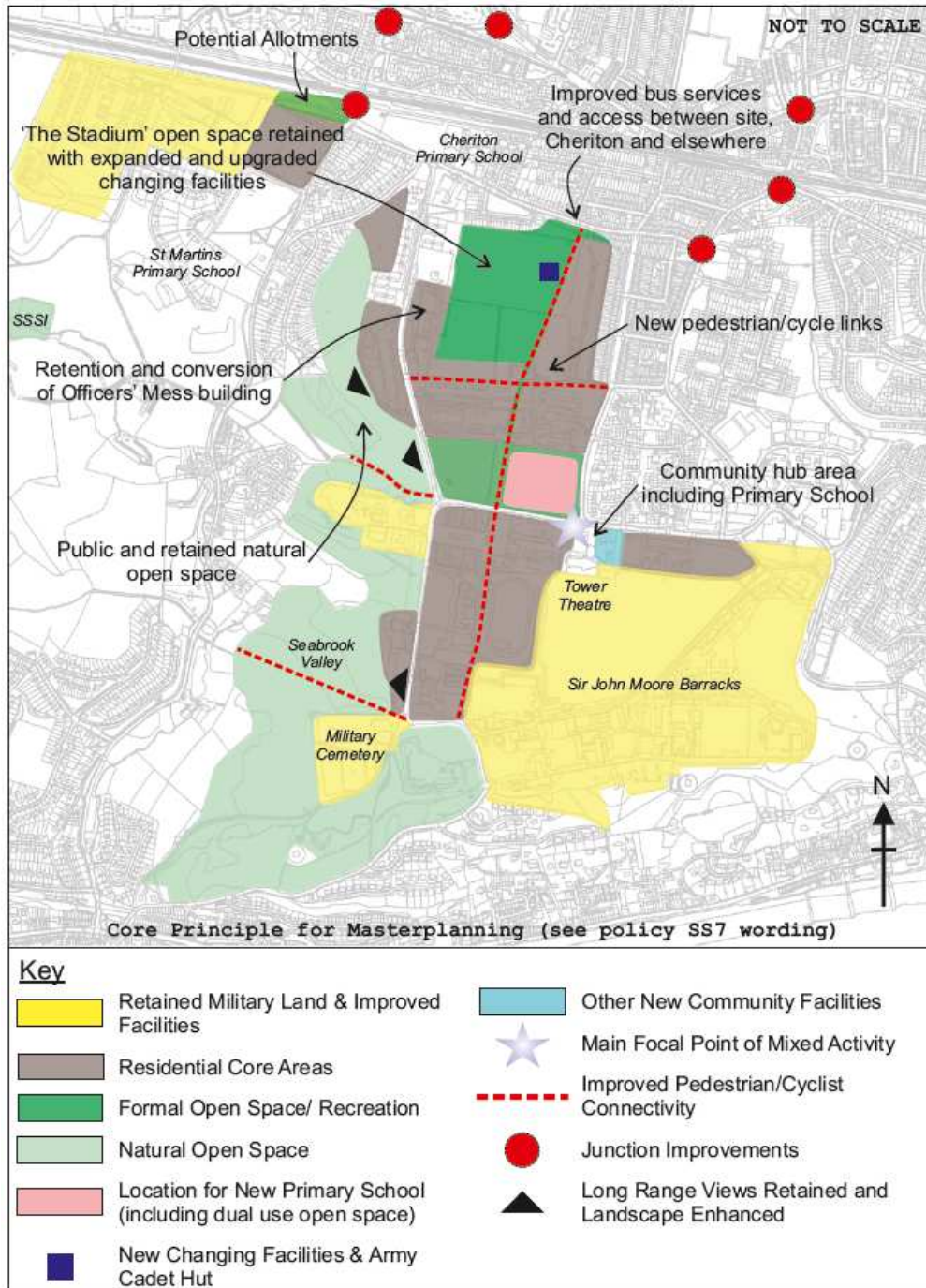


Figure 4.7 Shorncliffe Garrison Strategic Site

4.209 Development should be laid out to form a legible street network, drawing on the scale and pattern of development in nearby Victorian streets. The development should contribute to the sense of place and Kent Design objectives (policy CC3 of the SPD) and enhance connectivity and legibility from north to south and east to west, improving access for pedestrians, cyclists and the management of vehicular traffic.

4.210 While the majority of buildings on the barracks are not listed, an assessment of the site undertaken by Historic England as part of application Y14/0300/SH considered that the Racquet Court, Concrete Barrack Block, Sir John Moore Library and the Risborough Gates should be retained as heritage assets and were afforded Grade II Listed status. Nevertheless, it also identified other features within the site that were worthy of retention, and required developers to record and advance understanding of the significance of any heritage assets to be lost. Further investigation may reveal opportunities for confirmation of, and improvements to, features of military interest for visitors.

4.211 The site is well placed in the district, with motorway and high speed rail services nearby. The provision of day-to-day services on site (such as the primary school) will limit overall traffic generation. However in line with policy SS5, close attention is needed to the package of upgrades and contributions necessary to offset travel impacts generated by new residents, especially connections to strategic transport routes. A list of junction improvements, including tackling the existing limitations of Horn Street railway bridge and critical upgrades on Cheriton High Street (notably the highway near the M20 junction approach, where it may be appropriate for other developments to contribute) are outlined in the Infrastructure Delivery Plan.

4.212 Pedestrian and cycle access routes underpin the layout and linkages to the new community hub, and towards the heart of Cheriton. There is scope for a substantial expansion to the local bus network. With a developer contribution and other support measures an expansion of services can be delivered in the early phases of the development, with the prospect of an increased choice of destinations within the Urban Area for Cheriton and Shorncliffe residents. Improvements to integrated bus and cycle links with Folkestone West High Speed 1 railway station are a priority.

4.213 The site should provide high-quality well-designed dwellings. Sustainability features should in particular seek to achieve very high levels of water efficiency and address the social needs of the district.

4.214 The site will make an important contribution to meeting the housing needs of western Folkestone. In accordance with Core Strategy Review policies, a significant proportion of homes will be designed to be flexible to the needs of residents as they age, and affordable homes will also be provided (intermediate⁽²⁵⁾ and rented tenures).

4.215 The proposals will provide increased public open space in the Shorncliffe/Seabrook/Horn Street area. Any changes will be governed by a protective open space strategy, taking account of national policy and the council's green infrastructure approach. In particular, many existing sports pitches play an important recreational and open space amenity role for residents, especially at The Stadium, and these can be enhanced through the proposals.

4.216 The steeply sloping training land in the Seabrook Valley will be released from military use and under these proposals will be better used for its green infrastructure (conservation and landscape) functions, subject to arranging improved public management of the land. Improvements to the Seabrook Valley are very important to deliver the district's green infrastructure strategy (policy CSD4). Particular attention should be paid to biodiversity enhancement, with potential connections to the Site of Special Scientific Interest (SSSI) to the west of Seabrook Valley, and facilitating use of the new public open space (consistent with nature conservation objectives). Enhancements may also contribute to Water Framework Directive objectives (see CSD5).

4.217 The redevelopment of the barracks shall include a replacement army cadet centre and changing rooms facility at The Stadium. A central community hub will be delivered through making land available and possible contributions to a new primary school, plus a health and medical centre or similar adjacent to the Tower Theatre, linking in with the existing community facilities serving the wider area.

4.218 The strategic allocation involves land disposal to fund further public investment in the district and on-site. Development delivery must be flexible in terms of the MoD's operational requirements. An appropriate phasing arrangement will need to be secured to enable development to proceed successfully and for infrastructure

25 There is the opportunity for the MoD to provide married quarters for qualifying soldiers serving in local regiments, as part of the 'intermediate' element of the mix of housing, subject to there being a mechanism to ensure these houses can be returned to the district's general stock of affordable housing in the longer term if no longer required by the MoD.

to be delivered in a timely manner. Specific proposals should relate to whole development parcels of land, or for smaller areas should demonstrate that they do not risk prejudicing the implementation of future proposals within the allocation.

Policy SS11

Spatial Strategy for Shorncliffe Garrison, Folkestone

The Shorncliffe Garrison complex is allocated for a predominantly residential development of around 1,000 dwellings to 2026 (up to 1,200 by 2031) and an improved military establishment, together with a hub of new community facilities, associated enhancements to sports and green infrastructure, and on- and off-site travel infrastructure upgrades.

Planning permission will also only be granted where:

- a. Residential development is shown to be part of a comprehensive approach to modernisation and consolidation of military land within the district.
- b. Development is appropriately phased to ensure benefits can be fully realised, with infrastructure improvements delivered at appropriate stages to ensure on- and off-site facilities are available to create a sense of place and community and to manage environmental impacts in relation to infrastructure capacity.
- c. Significant transport improvements are delivered including appropriate contributions for critical junction upgrades, and other highway improvements, and a contribution is made to improved and extended bus services and further sustainable travel measures for walking and cycling (including connections to Cheriton High Street and Folkestone West railway station) in accordance with policy SS5.
- d. The proposal includes on-site provision of appropriate community infrastructure including land and possible contributions towards a new primary school (up to two-form entry) and health/care facility (and/or delivery of a community/public facility of equal social value).
- e. The proposal incorporates high-quality green infrastructure at the design stage, with sports and public open space usable for active recreation retained in line with national policy, and improved changing facilities provided at 'The Stadium'.
- f. Land at Seabrook Valley as shown in Figure 4.7 is released from military use for public and natural open space purposes, and a management strategy is in place to enhance biodiversity and to increase accessibility to the countryside where appropriate. Development proposals shall include an appropriate recreational access strategy to ensure additional impacts to Natura 2000 site(s) are acceptably mitigated, in accordance with policy CSD4.
- g. The design and layout of development should form a legible network of streets, drawing on the scale and pattern of surrounding development so as to enhance connectivity from east to west with a strong new south to north pedestrian/cycle axis, through the site. Townscape, heritage and archaeological analysis should be undertaken prior to the demolition of any buildings. This should ensure good place-making through the retention of important features, including heritage assets and reference to former uses on the site.
- h. Development design integrates fully and sensitively with the existing residential neighbourhoods of Cheriton and with the Seabrook Valley landscape.
- i. Development delivers 360 affordable housing dwellings for the Urban Area subject to viability (or if the total residential quantum is less than 1,200 units, 30 per cent).
- j. Residential buildings achieve a minimum water efficiency of 90 litres/person/day. All development must be designed and constructed to achieve high standards of environmental performance, and buildings should be designed to allow convenient waste recycling.
- k. A programme is agreed for the satisfactory remediation of the land.

Any detailed planning application submitted in relation to any of the site will only be granted if it is supported by and consistent with either:

- A satisfactory masterplan for the whole site produced in line with this policy, or
- An outline/detailed planning application for the whole site that provides satisfactory masterplanning in line with this policy, including phasing proposals and necessary viability assessments.

Masterplanning for the site should accord with the core principles shown in Figure 4.7.

4.219 For the avoidance of doubt, any planning application should comply with other applicable elements of Core Strategy policy, including on the provision of Lifetime Homes and family dwellings within the mix of residential development (CSD2).

Core Strategy Delivery

5 Core Strategy Delivery

This section focuses on the delivery of the Core Strategy **Review with** policies labelled 'CSD'. Apart from the last part devoted to implementation, it focuses on more thematic or area-based policies.

5.1 Core Policies for Planning

Balanced Neighbourhoods

- Primary aims: A1, A7, A8, C2, C5, D2, D5, D6, D8 (see section 3.1).
- Main local evidence base studies: *Sustainability Appraisal*, *Strategic Housing Market Assessment (PBA, March 2017)*

5.1 This section covers one of the key influences on the social makeup of neighbourhoods: the tenure mix of housing. Popular settlements are those that not only appeal in terms of having a distinctive identity, high-quality environment and good infrastructure, but where there is a balanced community. Neighbourhoods are made up of a mix of people and to this end, and to address significant needs for housing, every **development** should include a range of accommodation if feasible.

5.2 In addition to new residential development in this plan, housing priorities for the district as set out in the council's Housing Strategy are to provide high-quality affordable homes to meet local needs, improve the condition of the homes, support vulnerable people and make the best use of the existing housing stock.

5.3 Many of these issues are addressed through the spatial strategy (policies SS2 and SS3). In regard to affordable housing it is important that a variety of different tenures are provided. There is a growing range available to meet individual circumstances; alongside affordable rented, affordable housing can include **starter homes, discounted market sales housing and** shared equity products which allow occupiers to 'staircase up' to full ownership.⁽¹⁾

5.4 All new developments with a residential element should address the district's significant affordable housing needs, including smaller sites, which form a considerable proportion of the housing supply. This policy is complemented by substantial new provision to be delivered through a new garden settlement in the North Downs Area and other strategic sites, some of which have planning permission or are under construction (see policies SS6-SS11).

5.5 Since the adoption of the Core Strategy in 2013, the government has introduced legislation that limits the requirement to provide affordable homes to developments of 11 or more dwellings or, in Areas of Outstanding Natural Beauty, five dwellings or more. Given this, the Core Strategy Review amends policy CSD1 to take account of this change.

5.6 The Strategic Housing Market Assessment (SHMA) indicates that 139 new affordable homes are required a year in the district.⁽²⁾ Of these affordable homes, the SHMA indicates that 70 per cent should be affordable rent/social rent and 30 per cent should be shared equity.

5.7 Historically affordable housing delivery as part of market housing developments has been relatively low in the district, with 178 affordable homes delivered by Section 106 agreement over the period 2012/13 to 2017/18 (around 30 affordable homes a year). However, 303 additional affordable homes have been delivered over this period by other means (around 50 affordable homes a year), including direct provision by the district

1 A definition of affordable housing is given in the National Planning Policy Framework (NPPF). This definition includes: affordable housing for rent; starter homes; discounted market sales housing; and other affordable routes to homes ownership (such as shared ownership, other low cost homes for sale and rent-to-buy).

2 SHMA Part 2 - Objectively Assessed Need for Housing (PBA, December 2016), paragraph 5.29

council and registered affordable housing providers. Given the strategic development allocated in this Core Strategy Review it is anticipated that the numbers of affordable homes delivered through market housing developments will increase significantly.

Affordable housing delivery

The 2013 Core Strategy set a target to deliver 100 affordable homes a year. The council's Strategic Housing Market Assessment found that an average of 139 affordable homes a year now need to be provided to meet existing need and the future need that is likely to arise over the Core Strategy Review plan period.

The target is therefore set to provide **139 affordable homes a year over the plan period 2018/19 to 2036/37 or 2,640 affordable dwellings in total.**

Discounting smaller sites which are not required to provide affordable homes ('windfall' development), 2,640 homes represents approximately 22 per cent of the projected housing provision for the plan period. Affordable housing contributions have therefore been set at a minimum of 22 per cent of all new sites in the Core Strategy Review, subject to viability; for those allocations with planning permission (for example Policies SS10 and SS11) requirements are unchanged from the 2013 Core Strategy.

Provision at 22 per cent is considered to be realistic and deliverable. If, over the course of implementing the Core Strategy Review, monitoring identifies that targets are not being met this will be assessed as part of a future review of the plan.

Policy CSD1

Balanced Neighbourhoods

Development resulting in new housing (class C3) will be allowed in line with policy SS3 (optimising distinctiveness, appeal, sustainability and accessibility of places) where it contributes to the creation of balanced neighbourhoods through high-quality design proposals which address identified affordable housing needs.

All housing development should include a broad range of tenures incorporating market housing for sale and affordable housing (affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership), wherever practicable and subject to viability, as follows:

- Development proposing (or land capable of accommodating) 5 to 10 dwellings (net gain) within the Kent Downs Area of Outstanding Natural Beauty should provide a minimum of one affordable dwelling on-site;
- Development proposing (or land capable of accommodating) 11 to 14 dwellings (net gain) at any location within the district should provide a minimum of two affordable dwellings on-site; and
- Development proposing (or land of 0.5ha or more in size) 15 or more dwellings (net gain) at any location within the district should provide a minimum of 22 per cent affordable dwellings on-site.

For development proposing 15 or more dwellings, as a starting point approximately 30 per cent of the affordable housing provision shall be shared equity and 70 per cent affordable rent/social rent. For sites under this threshold, the proportion of affordable housing tenures will be negotiated on a site-by-site basis.

Provision should be made on-site unless off-site provision through a financial contribution of broadly equivalent value can be robustly justified.

Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint where it has been demonstrated that there is a requirement in terms of local need and a suitable site.

Provision of affordable housing within individual sites and settlements should not be concentrated in one location, and must be designed to integrate in function and appearance with private housing and existing properties.

5.8 Full account will be taken of viability in achieving these targets where a site-specific viability assessment is provided with individual planning applications.

5.9 It is expected that, to ensure the delivery of mixed and sustainable communities, affordable housing provision will be made on-site, especially on medium-scale and larger developments. Should this be shown to be impractical on a specific site, then an equivalent financial contribution will be required. This will be monitored and reviewed.

5.10 The tenure mix within affordable housing products is set out in policy CSD1 to guide larger developments, based on evidence in the SHMA. For smaller developments these proportions may not be achievable, and the type of tenure will be negotiated in the context of local needs and the circumstances of individual sites.

5.11 Nearly all non-urban housing areas face particularly acute problems of access to local housing, especially in the north of the district. To meet rural housing needs, and to address the often significantly more expensive nature of the district's rural housing markets, an 'exceptions' approach to rural affordable housing will be important as set out in national policy and Places and Policies Local Plan Policy HB6.

District Residential Needs

- Primary aims: A1, A4, A8, C2, C3, C5, D1, D2, D6 (see section 3.1).
- Main local evidence base studies: *Sustainability Appraisal*, *Strategic Housing Market Assessment (PBA, 2016-17)*; *Gypsy and Traveller Accommodation Assessment (Arc4, forthcoming)*

5.12 This policy covers a range of other strategic needs in the mix of residential development. Local planning authorities are required under national policy to plan for a mix of housing to meet the needs of different types of household, having regard to demographic trends and the accommodation requirements of specific groups. The district has an increasingly ageing population and a trend towards people living in smaller households.

5.13 To plan for a sustainable community in line with strategic needs, an appropriate housing mix is required, meeting the needs of existing residents while also attracting new households; it is particularly important to appeal to families and key employees.

5.14 A more balanced social make-up will support economic objectives and public services for all the community but developments must also be designed to address demographic pressures. Good residential development should respond to local needs for the right type of housing, and decently designed and sized accommodation provides the flexibility for a variety of living, caring and working arrangements to take place within the home.

Policy CSD2

District Residential Needs

Residential development and new accommodation should be designed and located in line with the spatial strategy's approach to managing demographic and labour market changes and meeting the specific requirements of vulnerable or excluded groups.

Within developments of 15 or more dwellings (net gain), where viable and practical:

- A range of housing tenures should be provided including owner-occupied and private rented and affordable housing in accordance with CSD1. The council's Strategic Housing Market Assessment (SHMA) will be used as a starting point for determining the mix of tenures; and
- A range of sizes of new dwellings should be provided. As a starting point, this range should reflect the mix identified in the SHMA as follows:

Tenure	One bed (per cent)	Two to three bed (per cent)	Four bed + (per cent)
Owner-occupied / private rent	5 - 20	65 - 70	15 - 30
Affordable tenures (shared ownership / affordable rent / social rent)	20 - 25	50 - 60	20 - 25

Table 5.1

Specialist units for older people (Class C3(b)) will be delivered **primarily** through strategic allocations as part of a new garden settlement in the North Downs Area (Policies SS6-SS9) and expansion at Sellindge (Policy CSD9).

Elsewhere, residential accommodation providing an element of care will be permitted in line with the above and where:

- It does not lead to an over-concentration of socially vulnerable people in a neighbourhood, and
- It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and
- It is shown to be designed to provide a high quality of care.

The accommodation needs of specific groups will be addressed on suitable sites based on evidence of local need, including appropriate provision for Gypsies, Travellers and Travelling Showpeople.

5.15 The Spatial Strategy requires a mix of housing size to be provided, as set out in Policy CSD2. In planning decisions consideration should be given to the particular circumstances of the development including design, **practicality (for example regarding the management of properties)** and viability.

5.16 The very elderly or other vulnerable people (including those with significant care needs) should be enabled to remain in their own homes wherever possible, as an alternative to institutional accommodation. The adaptation of existing housing stock to enable independent living is supported. Given the district's demographic

profile it is essential to build flexibility into new homes, enabling them to meet the lifelong needs of their occupants. (In turn this can reduce unnecessary demands on healthcare resources, although it may still be appropriate for developers to make a contribution towards needs that directly arise from new development in line with SS5.)

5.17 Proposals that feature a mix of residential development, including dwellings that meet M4(3) Category 3: Wheelchair User Dwellings standards as set out in Building Regulations, will be welcomed. Kent County Council estimates that people with physical disabilities will be the most sizeable group of Adult Social Services clients arising from planned residential development. All accommodation designed to meet the needs of the elderly should meet the above standard and include suitable, accessible storage for mobility scooters.

5.18 Alongside independent living support, new facilities that provide care for the elderly and other vulnerable groups may be required. In particular, large developments may provide an opportunity to construct facilities to contribute to more sustainable communities, in addition to new affordable housing and general market dwellings (Class C3).

5.19 Development for care facilities should be integrated within neighbourhoods, with close consideration to a design and location appropriate to the needs of occupants. This relates to both the adequacy of services in the vicinity, and whether the proposals themselves would allow modern and effective care provision (both internally and through features for prospective residents such as suitable garden areas on-site).

Planning for travellers' sites

In August 2015 the Government introduced new guidance, 'Planning policy for traveller sites' which contains a revised definition of the term 'gypsies and travellers'. The council is currently completing a new Gypsy and Traveller Accommodation Assessment (GTAA), to reflect the new definition, working in partnership with the other Kent local planning authorities and consultancy Arc⁴.⁽³⁾ Findings from the assessment will inform policy and site allocations in the review of the development plan.

Rural and Tourism Development

- Primary aims: A1, A2, A3, A8, B6, B7, B8, C5, C8, D2, D3, D4, D8 (see section 3.1).
- Main local evidence base studies: *Sustainability Appraisal*, *Rural Services Study*, *Employment Land Review*.

5.20 This policy provides a district-wide approach to economic and social regeneration, complementing spatial strategy policies through addressing needs of small settlements, businesses and the countryside. In line with national policy a positive framework needs to be provided for more scattered functions and places, small business and rural needs, capitalising on sense of place and heritage. This must accord with countryside protection and sympathetic design and landscaping.

5.21 Appropriate flexibility is needed for genuinely rural uses – including the exceptional rural housing need in areas outside settlements – where the countryside protection principle established in SS1 would otherwise substantially constrict development, and the detail of this may be brought forward through policies in neighbourhood plans. (In addition, Places and Policies Local Plan policies E6 and E7 contain further guidance on this issue.)

5.22 Like most of Kent and many rural areas, the district's economy is reliant on the employment generated by small firms, but diversity brings its own resilience and a range of opportunities that need to be seized.

3 The new GTAA will supersede the East Kent Gypsy, Traveller and Travelling Showpeople Accommodation Assessment, (University of Salford, April 2014).

5.23 Improved communications, particularly digital, can improve the competitive offer of rural East Kent economies. The rural parts of the district have particular infrastructure and communication needs, particularly regeneration requirements in places like Romney Marsh. More immediate benefits to business from upgrades such as High Speed 1 rail are most likely to be felt in Folkestone and the M20 corridor, but competitive advantages accrue in 'access dependent' sectors elsewhere (for example tourism).

5.24 Improved connectivity will be important, through maximising transport choice, reinforcing coastal travel routes, and promoting rural cycling and walking as healthy activities in their own right.

5.25 Many of the district's enterprises, especially smaller ones, are found in its villages and countryside. In particular, tourism-related activities have traditionally been important along the coast. Tourism activities (visiting an area for leisure, business or family reasons) by their nature present challenges in co-ordinating the work of different sectors and the mix of attractions and accommodation across a wide area. Overnight stays by visitors to the district need to increase to maximise value to the local economy.

5.26 The district still retains many traditional tourism facilities, especially in coastal areas – for instance beach resorts and the Romney Hythe and Dymchurch Railway – as well as accommodation such as caravan and camping parks on the Romney Marsh.



Features of the Rural and Coastal Built Environment

 Conservation Areas	+ Churches	M Military Museums
 District Boundaries	 Acoustic Mirrors	M Castles
 Settlements	W Windmill	
 Royal Military Canal	T Martello Towers	

Figure 5.1 Features of the rural and coastal built environment

5.27 Figure 5.1 shows that although clusters exist on the coast, key features of the district's attractive historic environment are also found across the North Downs and Romney Marsh, especially the built environment and military artefacts. The latter may particularly help to attract visitors given increasing interest in the area's role as a frontier in times of national conflict.

5.28 The Heritage Strategy identifies the positive role heritage can play in the district's future, including:

- Acting as a catalyst for economic and social regeneration;

- Encouraging tourism and visitors; and
- Contributing to improved public health and wellbeing.

5.29 However, while proposals affecting heritage assets will be considered positively, some assets are worthy of conservation for their significance alone and some may be incapable of re-use or being made viable. Places and Policies Local Plan policy HE1 supports proposals that provide, where possible, a viable use that assists in social and economic regeneration and ensures the long term protection, conservation and, where appropriate, the enhancement of heritage assets in line with legislation.

5.30 This approach will be complemented by the restoration and enhancement of historic military landmarks within towns, and the upgrade of cultural attractions in the Urban Area. Events in and around the town centres, such as the third Folkestone Triennial (2017), are drawing in new visitors. Improvements to the public realm and the retail, leisure and cultural mix of centres, and maintaining sufficient accommodation will underpin tourism in the Urban Area in line with policies CSD6, CSD7 and SS10.

Policy CSD3

Rural and Tourism Development

Proposals for new development in locations outside the settlement hierarchy may only be allowed if a rural or coastal location is essential, and to meet green infrastructure requirements. Development in these locations will only be acceptable in principle if forming a site for:

- a. affordable housing (rural exceptions in accordance with CSD1, or allocated sites)
- b. agriculture, forestry or equine development
- c. sustainable rural diversification, and tourism enterprises as set out below
- d. local public or essential services and community facilities in line with policies SS3/4
- e. replacement buildings (on a like-for-like basis)
- f. conversions of buildings that contribute to the character of their location
- g. sustainable rural transport improvements
- h. essential flood defences or strategic coastal recreation.

To underpin the sustainable development of the countryside, the loss of facilities in the centre of any village will be resisted unless appropriately demonstrated to be unviable, and rural economic diversification will be supported, especially through the re-use or refurbishment of redundant rural buildings.

Tourist, recreation and rural economic uses will be appropriately protected and new development allowed within defined settlements in the settlement hierarchy. Where sites are unavailable within settlements – and development is proportionate in scale/impact and also accessible by a choice of means of transport – it may also be acceptable on the edge of Strategic Towns and Service Centres, and failing that, Rural Centres and Primary Villages.

Rural economic development must be consistent with green infrastructure (GI) and coastal and water environment principles.

5.31 The district's rural areas offer a range of attractions from Stelling Minnis in the AONB through to Dungeness at the southern tip of the district. The district's high-quality natural environment can help to support 'footloose' enterprises, existing tourist accommodation and opportunities for new small-scale high-quality accommodation and marketing of local food, drink, craft and natural produce. The North Downs offers particular opportunities for investment in existing tourist facilities, including Westenhanger and Lympne Castles, through the development of a new garden settlement (see policies SS6-SS9) and at, or adjoining, Port Lympne Reserve, subject to sympathetic consideration of the natural and historic environment.

5.32 As a rural district with places of particular interest to visitors specifically because of their unique environments (for example, Dungeness), rural and coastal development must be appropriately managed. Planning for rural areas should therefore sympathetically utilise and enrich the beauty and character of the countryside. Therefore this policy should be read in parallel with national policy and environmental and coastal policy, particularly with green infrastructure provisions (CSD4) and Habitats Regulations Assessment findings on recreational uses and impact. Given the characteristics of the district, the scope of this policy is wide. In the countryside, rural services and infrastructure for residents and visitors alike may be found in a range of locations and serve far afield. It is an important principle that the stock of rural economic or social uses should be managed for the benefit of the countryside as a whole. National policy requires that services and facilities found within settlements should be retained and protected.

5.33 There is a particular sensitivity around new buildings and structures in the countryside. This is especially so in landscapes such as the AONB or where not within or adjoining villages. Existing building(s) that contribute to the character and appearance of the local area by virtue of their historic traditional or vernacular form and are in sound structural condition should be retained and re-used. Buildings should be converted without requiring substantial alteration, extension or rebuilding, and proposed works must not detract from the character of the building(s) or their setting. Re-use and conversion of buildings can also be more resource efficient and sustainable than new build development.

Green Infrastructure of Natural Networks, Open Spaces and Recreation

- Primary aims: *B1, B3, B4, B6, B7, C4, D4, D5, D8* (see section 3.1).
- Main local evidence base studies: *Sustainability Appraisal, Habitats Regulations Assessment (sites other than Dungeness complex), Habitats Regulations Assessment (Dungeness SAC, Dungeness to Pett Level SPA), Green Infrastructure Report, Open Space Strategy (2017), Play Area Review (2017), Play Area Strategy (2017)*.

5.34 This policy covers the district's varied and extensive green and open spaces. To enable a strategic approach a 'green infrastructure' (GI) perspective is used. It complements the fundamental objectives of countryside protection and urban regeneration; and the policy's GI principles can also apply to the district's water features and coast.

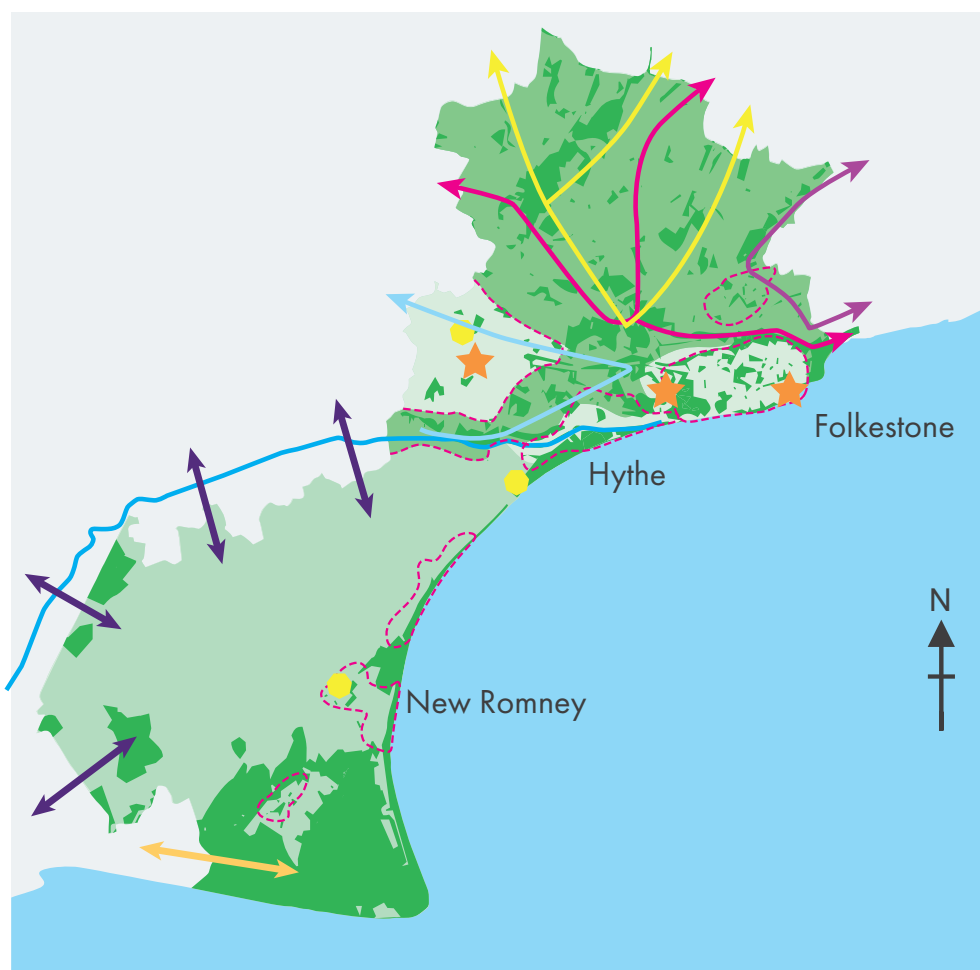
5.35 The following definition⁽⁴⁾ is applied for this plan: *"For the purposes of spatial planning the term Green Infrastructure relates to active planning and management of sub-regional networks of multi-functional open space. These networks should be managed and designed to support biodiversity and wider quality of life, particularly in areas undergoing large scale change"*.

5.36 Climate change is a major issue that will affect land use and development, particularly around the coast. The GI approach offers land management and site-specific opportunities to co-ordinate local mitigation and adaption, parallel with spatial strategy measures to reduce carbon emissions such as through more sustainable modes and patterns of travel.

5.37 Climate change and associated flood risks illustrate how GI provisions should be applied alongside policy (CSD5) on water and the coastline.

4 Land Use Consultants (2009) South East Green Infrastructure Framework from Policy into Practice

5.38 Natural and open spaces, including inland aquatic environments, enhance the district's character and the quality of its towns and villages. The different functions of these spaces are not mutually exclusive, and this multi-functional dimension has underpinned the concept of planning for an integrated 'green infrastructure'. For example, forests can produce fuel, define a landscape, hold recreational value, play a positive role in biodiversity and contribute to combating climate change.



Green Infrastructure Network

Strategic Green Infrastructure Opportunities		Green Infrastructure Layers
Royal Military Canal	Potential to Reinforce Mid Kent Greensand & Gault BOA Corridor	Romney Marshes
Strategic Sites	Potential to Reinforce Chalk Grassland BOA Corridor	AONB
Major Areas of Change with Potential GI Connections with Surrounding Landscape	Potential to Reinforce East Kent Woodland & Downs BOA Corridor	Strategic & Local Green Infrastructure Wash
Romney Marsh & Rye Bay Habitat	Potential to Reinforce Dover & Folkestone Cliffs & Downs BOA Corridor	
Romney Marsh Connections with Ashford and Rother	GI Strategic Fringe Zones	

Figure 5.2 Green Infrastructure Network

5.39 It is not the case, however, that in all instances all facets of GI are necessarily equally sustainable or suitable; this is contingent on the nature of the asset. Some sites have a recognised primary function and may be sensitive to other uses and warrant strong protection for that sole purpose, and their future sustainable management should be based on a precautionary principle.

5.40 A range of internationally protected habitats are notable within the district, including the Dungeness/Romney Marsh complex, with the United Kingdom's largest shingle structure at Dungeness (demonstrating the most diverse and extensive examples of stable vegetated shingle in Europe) and the grassland sites at Folkestone to Etchinghill Escarpment, and Park Gate Down.

5.41 The district's international Natura 2000 series sites (shown in Figure 2.8) are protected by the Habitats Regulations. Following assessment⁽⁵⁾ of the 2013 Core Strategy's compliance with these regulations, the council is working with partners to ensure the integrity of international habitats (areas outside the boundaries of international sites where these support the species for which an international site has been selected will also be protected). Key principles in this regard are set out below for Dungeness.

5.42 As a funder of the Romney Marsh Countryside Partnership, the council has long supported work to sustainably manage tourism and recreation at Dungeness and will continue to do so. By working with stakeholders including Natural England, the Royal Society for the Protection of Birds (RSPB), the Environment Agency, landowners and neighbouring authorities, the council is developing a sustainable access strategy for the area – which may include proposals to support sustainable visiting and to monitor impacts on the Dungeness Natura 2000 series sites. Given the breadth of its membership and its cross-boundary scope, the Romney Marshes Living Landscape project, or a similar grouping, would appear to offer a good vehicle to achieve such a strategy.

5.43 With regard to the internationally important calcareous grassland, improved GI management and evidence gathering, including site monitoring, is specifically recognised as a necessary part of sustainable development and this applies district-wide. As at Dungeness, the council has long supported work to sustainably manage the Downs and will continue to do so through working with partners including the White Cliffs Countryside Partnership, Natural England and the Kent Downs AONB Unit, to explore new opportunities to monitor impacts and manage the Folkestone–Etchinghill international habitat.

5.44 After internationally designated sites, protection and enhancement will apply to green infrastructure district-wide, but guided through recognising a hierarchy of sites such as national Sites of Special Scientific Interest, and then sub-national designations (for example Kent Biodiversity Action Plan (BAP)⁽⁶⁾ habitats and geological sites and Local Wildlife Sites).

5.45 There are other areas of strategic opportunity for biodiversity improvements in the district and these will be addressed through the green infrastructure strategy, with action complementing management of development through the planning system. At the local level, Biodiversity Opportunity Area (BOA) corridors are shown on Figure 5.2 to inform protection, and increase connectivity and habitat creation. Some linear features, including other habitats and the coastal environments and watercourses (notably the Royal Military Canal) are also of major significance due to their multi-functional and cross-boundary nature. The multi-functional nature of green infrastructure also encompasses other more local open spaces and play areas, and a network of these spaces is identified in the Open Space Strategy, Play Area Review and Play Area Strategy.⁽⁷⁾ These documents assess the quantity, accessibility, quality and value of the district's open and play spaces and contain recommendations for their conservation and enhancement to meet future needs. **Reference should also be made to Sport England's 'Active Design' guide which aims to maximise the opportunities for design in physical activity.**

5.46 In short, using this evidence the council will coordinate efforts to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and sustainably managed access to, green infrastructure within the district. This policy will support a programme of action on critical sites between partners from across administrative boundaries. To verify this, green infrastructure, in particular the condition of key sites and the implications of developments, will be a focus of increased monitoring.

5 URS/Scott Wilson (2012) Habitat Regulations Assessment for Dungeness & URS/Scott Wilson (2012) Habitat Regulations Assessment for sites other than Dungeness

6 Kent BAP Steering Group (1997) Kent Biodiversity Action Plan (BAP)

7 Open Space Strategy, LUC, 2017; Play Area Review, LUC, 2017; Play Area Strategy, LUC, 2017

5.47 The district's coastal environment is clearly a defining element of the district's green infrastructure, as acknowledged in this plan's place-shaping objectives and Figure 5.2. In addition to marine-related habitats, the coast provides outdoor recreation for residents and visitors. The general multi-functional principle of green infrastructure needs careful consideration in this respect, as development of these functions may not be mutually complementary. However a tailored green infrastructure approach recognises that the varied nature of the coast (indeed all water assets as covered in policy CSD5) can manage stretches of coastline sustainably. A positive and integrated approach can relieve potential pressures on sensitive elements of green infrastructure, through absorbing and managing activities such as coastal recreation in places best served for that purpose, enabling enhanced protection of other key natural environments.

5.48 It is particularly important for green infrastructure that development is consistent with coastal management plans. Proposals must not adversely affect dynamic coastal processes and should avoid unnecessarily exacerbating 'coastal squeeze' impacts as recognised in the Habitat Regulations Assessment and elsewhere.

Policy CSD4

Green Infrastructure of Natural Networks, Open Spaces and Recreation

Improvements in green infrastructure (GI) assets in the district will be actively encouraged as will an increase in the quantity of GI delivered by the council working with partners and developers in and around the sub-region, including through pursuing opportunities to **secure** net gains in biodiversity, and positive management of areas of high landscape quality or high coastal/recreational potential.

Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy, or a significant quantitative or qualitative net GI benefit is realised or it is clearly demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:

- a. Development must avoid a net loss of biodiversity, **achieve net gain over and above residual loss**.
- b. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance.
- c. A high level of protection will be given to nationally designated sites (Sites of Special Scientific Interest and Ancient Woodland) where development will avoid any significant impact.
- d. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites (including Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest).
- e. Planning decisions will have close regard to the need for conservation and enhancement of natural beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting, which will take priority over other planning considerations. Elsewhere development must not jeopardise the protection and enhancement of the district's distinctive and diverse local landscapes (especially where these support the setting of the AONB), and must reflect the need for attractive and high-quality open spaces throughout the district.

The GI network shown in Figure 5.2 and identified in supporting evidence, and other strategic open space, will be managed with a focus on:

- Adapting to and managing climate change effects.
- Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI strategic opportunities in Figure 5.2, with appropriate management of public access (including the Sustainable Access Strategy for Dungeness and together with a strategic approach to the international sites as detailed above); and also avoiding development which results in significant fragmentation or isolation of natural habitats.
- Identifying opportunities to expand the GI functions of greenspaces and their contribution to a positive sense of place (including enhancements to public open spaces and outdoor sports facilities).
- Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in Figure 5.2 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements.

5.49 The Kent Downs Area of Outstanding Natural Beauty (AONB) is the largest countryside designation in the district. The Kent Downs AONB Landscape Design Handbook is used for development management and can continue to inform development decisions in order that they best contribute to GI and AONB objectives. Landscapes outside the AONB should primarily be managed through the above green infrastructure policy and national policy, as landscapes can play an important role in supporting the district's varied character.

5.50 'Natura 2000' series habitats benefit from specific protection under the Habitats Regulations (Appropriate Assessment), but spatial planning for GI purposes can still offer benefits through setting out positive and integrated management provisions. These district-wide features, along with the GI assets of the central part of the district, suggest priorities in delivering network improvements.

Appropriate Assessment Key Findings: Dungeness⁽⁸⁾

The Appropriate Assessment of Dungeness for the Core Strategy has highlighted a range of issues in relation to the Natura 2000 series habitats. Some aspects of management through the planning system will primarily take place in more detailed planning policy documents, or directly through planning applications (e.g. supporting ecological studies must have regard to the supporting habitats not designated but still associated with protected habitats, especially in Romney Marsh; if such land is lost then – if significant – alternative provision may need to be secured).

The specific proposals of the spatial strategy avoid substantial impacts on ecologically sensitive land, but Appropriate Assessment has identified that indirect implications through potential increases in recreational pressure must be addressed, especially for Dungeness's Natura 2000 series habitats. Any plans, programmes or approaches introduced to promote greater tourism or watersports usage (either in relation to tourism and policy CSD3 or any other initiative) of these sites will:

- Be required to undertake Habitats Regulations Assessment, to protect the integrity of the habitats (this applies to planning policy proposals in any instance and can include other measures, for example planning for new paths, cycle routes, visitor facilities etc).
- Be required to follow an agreed formal Sustainable Access Strategy (implementation must not commence prior to the strategy) including considering provisions for improving sustainable access to/from the Dungeness area.

The Sustainable Access Strategy for Dungeness will identify resources, oversee the update of surveys of visitor usage and activity, and decide on appropriate management interventions (which may include increased stewardship, surveillance, education and further targeted controls on public access).

5.51 GI features – including parks, play spaces and sports pitches⁽⁹⁾ – in population centres are also highly valued for their accessibility and contribution to local neighbourhoods, despite covering a less extensive area. There are a large number of facilities such as outdoor sports grounds, parks and playspace providing for the district's population, although their quality varies substantially. Improvements to provision should enhance green infrastructure through complementary functions, for example the promotion of wildlife on the perimeter of sports fields.

5.52 Folkestone and Hythe now have some high-quality major open spaces including the Coastal Park, and improvements to various play spaces have been delivered in neighbourhoods across the district. Working with partners, most notably the De Haan Charitable Trust, a package of improvements in west Folkestone has been agreed centred on the Three Hills Sports Ground, Cheriton Road, in close proximity to a number of the town's

8 URS/Scott Wilson (2012) Habitat Regulations Assessment for Dungeness

9 Private domestic spaces, such as gardens, often not normally regarded as part of the GI network, may play a key role in underpinning urban biodiversity.

secondary schools. The challenge is to ensure further progress, including at Shorncliffe (SS11); the delivery of new sports and play facilities elsewhere within the district; and that national policy continues to be addressed in the implementation of this policy.

5.53 As the concept of GI addresses the integration of open spaces, places and natural networks to help their management for environmental and human needs, one potential area of significance is land in and around the edge of settlements. This 'urban fringe' is a logical place of interest given its role as a zone between where most people live and the large GI features often found within the open countryside. Urban fringe problems are often most acute where development has been most significant (such as at Hawkinge). 'Strategic Fringe Zones' in Figure 5.2 show current areas of GI interest in this respect, and potential future focal locations are also shown.

5.54 Traditionally this has been considered in terms of landscaping but the urban/rural fringe is better not considered in isolation but in multi-functional terms. Similarly a spatial approach can also focus on corridors that may function as a key link for biodiversity and residents between urban areas and larger expanses of green infrastructure.

5.55 In and around urban areas, development should be planned to deliver multiple GI benefits, involving provision and upgrading of public parks, remedying of deficiencies in sports provision, provision of play spaces in deprived areas and the provision of allotments. An example of potential improvements to GI that could be delivered under the Core Strategy **Review** is the Seabrook Valley (see policy SS11).

Water and Coastal Environmental Management

- Primary aims: *B1, B3, B4, B5, B6, B7, C4, D4, D9* (see section 3.1).
- Main local evidence base studies: *Sustainability Appraisal, Water Cycle Report, Strategic Flood Risk Assessment*.

5.56 The policy covers a range of issues relating to water, supplementing SS3 which focuses on strategic flood risk by addressing flooding, water and coastal issues.

5.57 The populous South East England already suffers incidents of water stress and low rainfall. This will be further exacerbated with climate change and more extreme weather events intensifying summer drought or flooding in the winter period. Given the district's natural characteristics it is covered by a special Water Scarcity Status (formally designated in 2006) and the careful management of the water cycle is critical to ensure reliable supply and protection of the district's key environmental assets.

5.58 The Water Framework Directive⁽¹⁰⁾ presents a serious challenge to deliver sufficient upgrades in the quality of water bodies (including groundwater) in a relatively rapid timescale, and one where local planning decisions can assist. The protection of water supply and quality falls under the jurisdiction of a number of bodies: notably the Environment Agency, Kent County Council, the council, the Romney Marshes Area Internal Drainage Board and water companies.

5.59 The district's coastal location means that it is susceptible to maritime flooding and therefore requires significant flood defences. However, coastal land contributes positively to the district's ecology and natural networks while, more accessible coastal environments are subject to both developmental and recreational pressures. Consequently, an integrated and strategic approach to the water cycle and coastal environments is required.

10 And the Environment Agency's (December 2015) South East River Basin District: River Basin Management Plan

5.60 The district's hydrology presents a contrast between the river basins of the Stour in the north and Rother in the south, as shown in Figure 5.3. The chalk and greensand geology underneath the rolling countryside in the north provides for the district's principal aquifers, vital assets for the district. In the south, the Romney Marsh has a dense network of drainage channels and the Royal Military Canal, and some particularly sensitive ecological attributes.

5.61 Climate change will increase the risk of flooding from all sources. The key requirements in relation to major flooding risks and the location of development are included in policy SS3. In particular, all development at risk of flooding should be subject to a site-specific flood risk assessment (appropriate to the scale and type of development), and developers will be required to contribute to mitigation and/or relief measures which will reduce the overall risk of flooding.

5.62 In addition, developers should strive to reduce the risk of flooding from surface water and foul water and its contribution to fluvial flooding, reducing the amount of water discharged to foul water drainage. The Flooding and Water Management Act (2010) requires developers to consider Sustainable Drainage Systems (SuDS), and this should include provisions for their long-term management. In all instances developers should aim to reduce the rate of water runoff from sites.



Watercourses of the District

1	East Stour	6	Brockhill Stream		Watercourses
2	Nailbourne	7	Royal Military Canal		District Boundaries
3	Pent Stream	8	New Sewer		Kent
4	Seabrook Stream	9	White Kemp Sewer		Settlement
5	Saltwood & Mill Leese Stream	10	Jury's Gut Sewer		

Figure 5.3 District Watercourses

5.63 In terms of supply, Affinity Water currently serves all the major centres of population in district, including the strategic sites and broad locations of the Core Strategy **Review**. The local Water Resources Management Plan⁽¹¹⁾ sets out how a positive supply/demand balance will be maintained. The company has investigated the way in which it can encourage its customers to use water more efficiently through measures including leakage reduction and a tariff-based system of demand management charges.

11 Affinity Water (June 2014) 'Our Plan for Customers and Communities' Final Water Resources Management Plan 2015-2020. (The Water Resources Management Plan 2020-2080 is currently in preparation.)

5.64 As the district falls within a designated Water Scarcity Status Area, water efficiency measures are necessary in new developments and supported by the Environment Agency. The Water Cycle Report⁽¹²⁾ assesses the implications of the spatial strategy on water resources; as part of this, planning policy will support efforts to significantly reduce average domestic consumption.

5.65 Most of the district's recent residential planning permissions have required Code for Sustainable Homes standards, predominantly at what was level 3. This level (and Code level 4) required design features to enable a maximum consumption of 105 litres of water per person per day. Since the adoption of the 2013 Core Strategy, there have been significant changes to the planning and building regulations systems relating to energy efficiency and low carbon development. Following the Housing Standards Review, the Code for Sustainable Homes was withdrawn (effective from 26 March 2015). As a result of this, local planning authorities can no longer stipulate compliance with Code levels or require Code assessments in planning policy. In place of this, the government introduced a number of changes to building regulations standards, along with some new standards. These included for water (Part G), a new optional standard (110 litres per person per day) for water-stressed areas that has been added to the baseline standard of Part G (125 litres per person per day).

5.66 The council requires that all new development meets the new optional standard. Proposals that achieve the water-related elements of good design standards and exceed the optional standard will be encouraged, and will be required for the new garden town to ensure it fully meets the principles at the heart of the garden settlement movement. For non-residential developments, the Building Research Establishment's Environmental Assessment Method (BREEAM) is the most commonly accepted assessment tool by which to judge and require increased sustainability standards. In relation to water, non-residential developments will be expected to reach a minimum of the BREEAM 'Outstanding' standard.

5.67 These standards will support wider measures (including through CSD4), encouraging the more efficient use of water through fully integrated water management practices that significantly reduce pressure on water resources and also decrease discharges. These opportunities can all contribute to climate change mitigation measures.

12 2011 Water Cycle Report

Policy CSD5

Water and Coastal Environmental Management

Development should contribute to sustainable water resource management which maintains or improves the quality and quantity of surface and ground water bodies, and where applicable, the quality of the coastal environment and bathing waters.

This will be achieved by protecting or enhancing natural water reserves through sustainable design and construction, managing development in relation to wastewater infrastructure, and promoting long-term resilience to climatic pressures on the coast and water systems. Proposals must be designed to contribute to the maintenance of a sustainable supply of water resources in the district; the achievement of water management plans for the district; and the maintenance of coastal ecological habitats (through seeking to avoid the inhibition of natural coastal processes).

Development will be permitted where the following criteria are met:

- a. All developments should incorporate water efficiency measures appropriate to the scale and nature of the use proposed. Planning applications for the construction of new dwellings should include specific design features and demonstrate a maximum level of usage to meet the higher water efficiency standard under Regulation 36(3) of the Building Regulations to achieve a maximum use of 110 litres per person per day (including external water use). Proposals should demonstrate that water efficiency and water re-use measures have been maximised and should seek to significantly exceed this standard.
- b. For non-residential development, the development achieves BREEAM 'outstanding' standard addressing maximum water efficiencies under the mandatory water credits, where technically feasible and viable; and
- c. New buildings and dwellings must be delivered in line with wastewater capacity, and designed so as to ensure that peak rate of surface water runoff from the site is not increased above the existing surface water runoff rate, incorporating appropriate sustainable drainage systems (SuDS) and water management features, with full consideration given to integration of water management. The quality of water passed on to watercourses and the sea must be maintained or improved, and flood risk must not be increased by developments within the district.

Water reserves and the coastal environment will be maintained and enhanced through the council working with partners to manage development and upgrade water infrastructure and quality, and through green infrastructure provisions (policy CSD4).

5.68 Policy CSD5 highlights that the objectives of efficient water management and measures such as sustainable drainage systems (SuDS) need to be balanced with long-term coastal management and planning decisions.

5.69 It will also be necessary to ensure that development on brownfield land includes an appropriate strategy for addressing past contamination, where present, on a risk assessed basis. In practical terms this could lead to conflict with the objective to the implementation of SuDS, as infiltration drainage is not always appropriate on brownfield sites.

5.70 When planning new development and growth it is important to consider both local and strategic wastewater infrastructure. Local infrastructure generally comprises local sewers funded by the development, whereas strategic infrastructure encompasses trunk sewers, pumping stations and wastewater treatment works and is normally funded by the water company. Specific construction features (such as separate and adoptable quality foul and surface water sewers) are important to new developments.

5.71 Capacity in the sewerage system is finite and the spare capacity available (headroom) varies from location to location. If there is insufficient capacity in the sewerage system to accommodate the increased volumes of flow arising from a new development, the development will need to connect off-site to the nearest point of adequate capacity or provide appropriate on-site solutions. The council will consider applying appropriate planning conditions when granting planning permission.

5.72 Most of the district's water supply comes from groundwater sources. Water resources must be maintained, and ground source protection zones must be effective. Pollution prevention measures are required in areas of high groundwater (in consultation with the Environment Agency and Natural England). **A key target of the Water Framework Directive is to aim for a 'good' status for all water bodies by 2015, where this is not possible the aim is to achieve 'good' status by 2021 or 2027. The aim is also to achieve 'good' ecological potential and 'good' surface water chemical status for heavily modified water bodies and artificial water bodies.**

5.73 New developments should explore options other than a reliance on tank storage; for example the incorporation of open water storage and conveyance (including swales and wetlands) as a positive design feature of developments.

5.74 Coastal areas face issues of specific economic development pressures and opportunities, and risks from changing physical conditions⁽¹³⁾. Beaches along the district's central and eastern coastline are important for leisure and fishing. Elsewhere, there are a number of prominent coastal areas in addition to Dungeness, for example the Dover–Folkestone Heritage Coast, requiring flexible management that balances conservation and public access.

5.75 This applies both to impacts from the possible overall growth of recreational pressures (see Appropriate Assessment provisions for Dungeness⁽¹⁴⁾, policy CSD4) and developments in the immediate vicinity. The strategy's green infrastructure approach offers principles for integrated management.

5.76 Coastal defences provide essential security for many parts of the district. In terms of flood risk and development proposals on the coast, under policy SS3, a site-specific flood risk assessment (FRA) will be required due to over-topping risks close to the coast. Policy CSD5 sets out that development should avoid adverse impact on coastal habitats and allow species adaptivity ('coastal squeeze'), and maintain the integrity of existing defences (including with sufficient access or development set back to allow maintenance and improvement of defences). Core Strategy **Review** policy may also require that developments strengthen the green infrastructure network through measures such as the improvement of watercourses, coastal environmental management, or flood prevention; developer contributions for these purposes will be explored in line with SS5.

5.2 Areas of Strategic Change

5.77 Provisions for Core Strategy **Review** delivery in places of change are presented around the three district character areas introduced and mapped in Figure 1.2.

The Urban Area

Primary area aims : A2, A8, A9, B3, B7, C6, C9, D2, D3, D5, D7 (see Chapter 3, including Future Vision).

Main local evidence base studies: SHLAA Update, Employment Land Review and Folkestone Town Centre Spatial Strategy.

5.78 This area comprises the Folkestone and Hythe wards (65,700 of the district's population in the 2011 census). The Urban Area includes centres and facilities that provide much of the district's cultural, educational, health and sporting facilities (policy SS3 and policy SS4).

13 Halcrow for South East Coastal Group (2007) South Foreland to Beachy Head Shoreline Management Plan and The Environment Agency (February 2015) Folkestone to Cliff End Flood and Erosion Management Strategy

14 URS/Scott Wilson (2012) Habitat Regulations Assessment for Dungeness

5.79 To provide an overview of spatial issues within the area, the following table highlights priority areas for regeneration, building on the spatial strategy (also note the deprivation map Figure 2.6).

Community	Necessity and rationale	See also
<i>Central Folkestone</i>	Reasserting its role as an appealing, well-connected, sub-regional centre for commerce, entertainment , culture, tourism and a high-quality coastal living environment. Framework set for charitable and private sectors working in partnership, to secure spatial and sectoral benefits to other parts of the town.	Policy CSD6 below, and policy SS10
<i>Northern/ Eastern Folkestone</i>	Regenerating its quality and choice of housing and associated community and local services, expanding local employment and reducing deprivation and disparities within the town. Public sector-led neighbourhood regeneration to be increasingly complemented by market-led investment in area.	Policy SS4
<i>Cheriton</i>	Improving its appeal by enhancing community service provision, choice of housing and connectivity to Folkestone West Station. Maintain local shops and improve Cheriton High Street. Led by a mix of national/local public sector investment and private development.	Policies SS11 and SS4
<i>Western Hythe</i>	Expanding its role as a community at the heart of the district providing a wider choice of housing, commercial and local services for the town and district, primarily through private sector development.	Policy CSD7 below

Table 5.1 Priority areas for regeneration

5.80 In the attractive and popular environments of Hythe and West Folkestone the focus will be on further action to maintain their sense of place in line with policy SS3. The accessibility and relative appeal to commercial investment means there are clear opportunities for development of under-used or previously developed land. Development should preserve and enhance the built form and retain important open spaces that characterise the area. Urban environments with a variety of uses, natural surveillance and high pedestrian flows can also promote security and minimise anti-social behaviour.

5.81 For instance at Sandgate, the local centre is recognised in policy SS4 and there is potential for development to contribute to the upgrade of the High Street. Sandgate hosts the major office headquarters of SAGA, an important employer for the district. The council will support Sandgate Parish Council in delivering sustainable development in line with strategic needs. As well as the need to address traffic problems identified in the Transport Strategy⁽¹⁵⁾, public realm upgrades could include improvements to the beach area and the upgrading of existing and provision of new facilities.

5.82 Cheriton High Street is also identified in SS4 as a Priority Centre of Activity, and serves a wide community. It provides a wide range of services and a number of independent stores; however, its long length means it is a disjointed high street. With local travel and junction upgrades there could be opportunities for public realm improvements (for example, co-ordinated signage, lighting, repairs to pavements, seating, green space and cycle storage). It may be appropriate under policy SS5 for developments to contribute to the delivery of suitable projects.

5.83 There are evident economic and community development opportunities across the towns. Although Folkestone town centre acts as the major catalyst for transformation, it is also appropriate under the spatial strategy (policy SS4) to focus on securing further employment development, especially in the north and east

15 AECOM (2017) Transport Strategy

of Folkestone and in and west of Hythe town centre, with the new garden town providing opportunities for transformational employment provision within the district. The improving coastal recreation and cultural offer of the Urban Area complements the rural tourism attractions encouraged under policies SS10 and CSD3.

5.84 There are opportunities to tackle deprivation through significant job creation and training programmes, potentially as part of developer contributions. This should also be related to investment in education in Folkestone and Hythe in partnership with Kent County Council and other organisations to ensure that the right skills are available to potential employers. Housing and employment growth at the new garden town will provide significant opportunities to attract and retain residents of working age, assisting new and existing companies in retaining and recruiting a skilled workforce.

5.85 Improvements to educational facilities can raise standards, behaviour and performance. This will be an important element of tackling deprivation, not least as all but one of the district's state secondary schools are within the urban area. Upgrades to the school building stock and improvements to the layout of educational sites will be supported, particularly where arrangements are included for additional community use of premises and sporting facilities. Civic buildings, including education provision at the garden town, should be of the highest design standard and environmental performance, so as to engender a sense of place and 'set the bar' at the highest level for private sector buildings.

5.86 In relation to secondary and special education, there is a particular need to support investment in the fabric of school buildings and supporting facilities such as suitable and accessible playing fields. Enhancement of further and higher education provision is also important in Folkestone and Hythe - recent provision at 'The Beacon' in Folkestone has been delivered by Kent County Council, with a requirement for further secondary school and special education provision at the new garden town.

5.87 The provisions of policy CSD4 are pertinent, particularly for improving access to sports and green spaces within and on the edge of the towns. In line with policy SS5, development contributions will be sought for upgrades to the open spaces and sports provision of Folkestone and Hythe where a need is generated by the development. Some small- and medium-sized parks and play spaces in and around this area also need improvement.

5.88 The Core Strategy **Review** supports and seeks to directly contribute to plans to substantially improve the quality of sport provision in Folkestone and Hythe. A significant programme of upgrading of sports facilities is in preparation by the council, town councils and voluntary and charitable groups. The implementation and completion of plans for major new facilities at Cheriton Road Sports Ground, as delivered at the new Three Hills facility, the new urban sports park in Folkestone due to open in 2018, current enhancements to Folkestone Sports Centre, and improvements in central Hythe (through the provision of a replacement swimming pool and leisure centre) will significantly contribute to quality of life and health and recreation provision. Further investment is likely to be required elsewhere in the district over the plan period, including at the new garden town and Sellindge.

5.89 The location of major new sports and leisure facilities or pitches in the Urban Area can best serve demand across the district, albeit the provision of a new garden settlement will generate need, as well as provide opportunity for provision that serves the surrounding area. The delivery of major developments at the former Nickolls Quarry, Hythe, Folkestone Seafront and Shorncliffe Garrison will all provide significant new investment in water sports and team sports pitches, with further facilities to be delivered through Section 106 agreement at allocations within this plan. More local coastal access and recreation opportunities should be managed in accordance with policies CSD4 and CSD5. Investment in other sports should continue through a variety of sources; similar opportunities may exist in the district's smaller urban parks.

5.90 Biodiversity, nature conservation objectives and other less formal open spaces are important both within and adjacent to large towns. Therefore development should where appropriate contribute to enhancing these aspects of green infrastructure (policy CSD4). This approach also improves the visual integration of the urban area into the surrounding countryside and coast.

5.91 The council will work with town and parish councils to provide additional allotments to address any long-term deficiencies in the Urban Area as well as elsewhere in the district, as identified by recent evidence supporting this plan.

- **Central Folkestone**

5.92 The arrival of the railways and the rise of tourism shaped much of Folkestone's historic growth. The town now benefits from good transport links, and retains a significant stock of hotel accommodation, but has failed to fully utilise the advantages of its coastal location in more recent years, particularly in East Folkestone. Investment in the 'Creative Quarter' and Folkestone seafront has seen an increase in visitors to the town, with recent investment in hotels further supporting a resurgence in the town's role as a cultural and tourist destination.

5.93 Further new development in central Folkestone should support the town's expansion and sub-regional role, helping to enhance infrastructure, services and jobs.

5.94 Inner Folkestone presents a varied environment and contrasting opportunities, as outlined in the following summary box. Areas notable for their appealing built form and greenery, such as Folkestone's West End, adjoin the core of the town centre. However, the highway network is complex, with numerous one-way streets and a ring road system that encloses the commercial heart. The topography of the town has also impeded its growth and regeneration, adding vertical distance to places in close physical proximity. Pedestrian links are poor between the Harbour, the Seafront, the Leas, the Town Centre and the bus and railway stations, with recent changes to the circulatory system seeking to improve connectivity and reduce journey times for public transport. Further investment in restoring historic cliff paths is proposed, while investment in the restoration of the Grade II* listed Leas Lift should be a priority.

Central Folkestone Urban Design and Movement: Summary Points⁽¹⁶⁾

Identified strengths:

- There are good rail connections, with Folkestone Central Station within walking distance from the town centre and nearby access to the Channel Tunnel providing links to France and continental Europe.
- Grand Victorian architecture, imposing buildings and the abundance of intricate detailing, grid-like development pattern and tree-lined avenues promote strength of character, especially in the town's West End.
- The coastal setting of The Leas offers quality public open space with impressive views. The historic core of The Old High Street, Harbour and The Bayle are picturesque, with the Stade on the Harbour adding historic charm.

Identified weaknesses:

- The one-way system/ring road complicate movement and access, and vehicular routes provide physical barriers for pedestrians at Middelburg Square, Bouverie Square and Foresters Way.
- Folkestone Central Station lies north of the railway line and its location is particularly inconspicuous. Similarly, the link between the station and the town centre is unclear both for pedestrians and vehicle travellers.
- New development has not always respected the character and the setting of traditional buildings, being sometimes inappropriate in terms of style, scale and materials. Insensitive alterations and extensions, the removal of traditional features and front gardens to accommodate car parking have led to deterioration in building quality in places.
- Inappropriate usage and signage also degrade visual quality, but it is physical deterioration and vacancy which degrades the built environment most of all.

16 Jacobs (2011) Folkestone Town Centre Spatial Strategy

5.95 Inward investment will be sought within the town's retail and commercial core, the Creative Quarter and Seafront to develop their own sense of place and specific role. Development in these locations should enhance the area's cultural and commercial appeal and vibrancy, and provide a property market impetus for the wider town. Proposals should contribute to public realm upgrades.

5.96 Significant progress has been made to develop the creative sector in Folkestone's Creative Quarter. However, experience elsewhere suggests higher value uses displace creative industries which have been central to forming the character of the Creative Quarter. To maintain momentum and support the continued development of the Creative Quarter, the following principles relating to creative enterprise zones should apply to the future planning and management of the area:

1. Secure permanent, affordable, creative workspace and live-work space and ensure current provision is not eroded;
2. Recognise the creative quarter mix also includes training, museums, space for meetings and performances, retail, visitor attractors and maker-space;
3. Support provision of the fastest broadband infrastructure to support digital and creative industries;
4. Encourage development for the creative sector through use of simplified planning such as Local Development Orders to encourage the development of creative and digital space within the Creative Quarter; and
5. Emphasise policies that promote culture.

Policy CSD6

Central Folkestone Strategy

New development in central Folkestone should deliver investment in **the daytime and evening economy through a mix of** commercial, cultural, **entertainment** and educational uses and contribute to public realm improvements that enhance the physical environment/sense of security, and improve connectivity both to and within the Town Centre, in line with policies SS4 and SS5.

Figure 5.4 identifies zones within the town where there are sets of linked opportunities: two spatial 'arcs' where Folkestone can develop to maximise its potential. Between these lies the heart of the historic Bayle and Leas Conservation Area, a place which should be the focus of preservation and enhancements.

Within the *Central/West Development Arc* there are opportunities for mixed-use development providing major new office and retail businesses or other services that will contribute to the wider regeneration of the district and East Kent. Some residential development may be supported, provided it delivers genuinely mixed-use development or it enables the full commercial potential of the area to be realised. Furthermore:

- New development should be of very high-quality design that contributes to and improves the existing character and townscape of the area.
- It is appropriate for development to support delivery of public realm and transport improvements within and to the north of the arc.
- Development will need where appropriate to detail the delivery of measures, or contribute to improvements in, skills/training in nearby deprived areas.

The *Seafront/Creative Quarter Enterprise Zone* provides major opportunities for development to contribute to strategic needs and to upgrade the fabric of the town, drawing from its past and potential sense of place:

- Further development by the charitable sector and others through conversion and re-use of derelict land promoting cultural, educational uses, visitor attractions, and other small-scale active uses will be encouraged.
- **Principles relating to creative enterprise zones will be applied to the Creative Quarter to intensify use for creative and digital industries to ensure no net erosion of space.**
- Within this arc development must maximise wider benefits to the Town Centre through improved connectivity and transport links and providing uses that attract pedestrian footfall, and proposals within the boundary set out in the Policies Map must be in accordance with policy SS10 (Folkestone Seafront).

Across these arcs, and within central or deprived places in the town, development bringing investment for schools, new education and training provision and workforce development measures that increase the skills attainment of local people in priority economic sectors will be acceptable.

5.97 This policy supports the spatial strategy and thematic policies elsewhere in the Core Strategy **Review**, which will be applied before considering the additional guidance of this policy.

5.98 The *Central/West Development Arc* is a focus for strategic commercial development. Its environment varies from the high-quality (western) area around Castle Hill Avenue, through to the existing town centre. Developments on and near Castle Hill Avenue benefit from easy walking access to Folkestone Central station and the Leas sea views, and may be the most appealing part of the district to attract high-quality businesses and office development. Developments will need to respect the conservation area and high-quality townscape

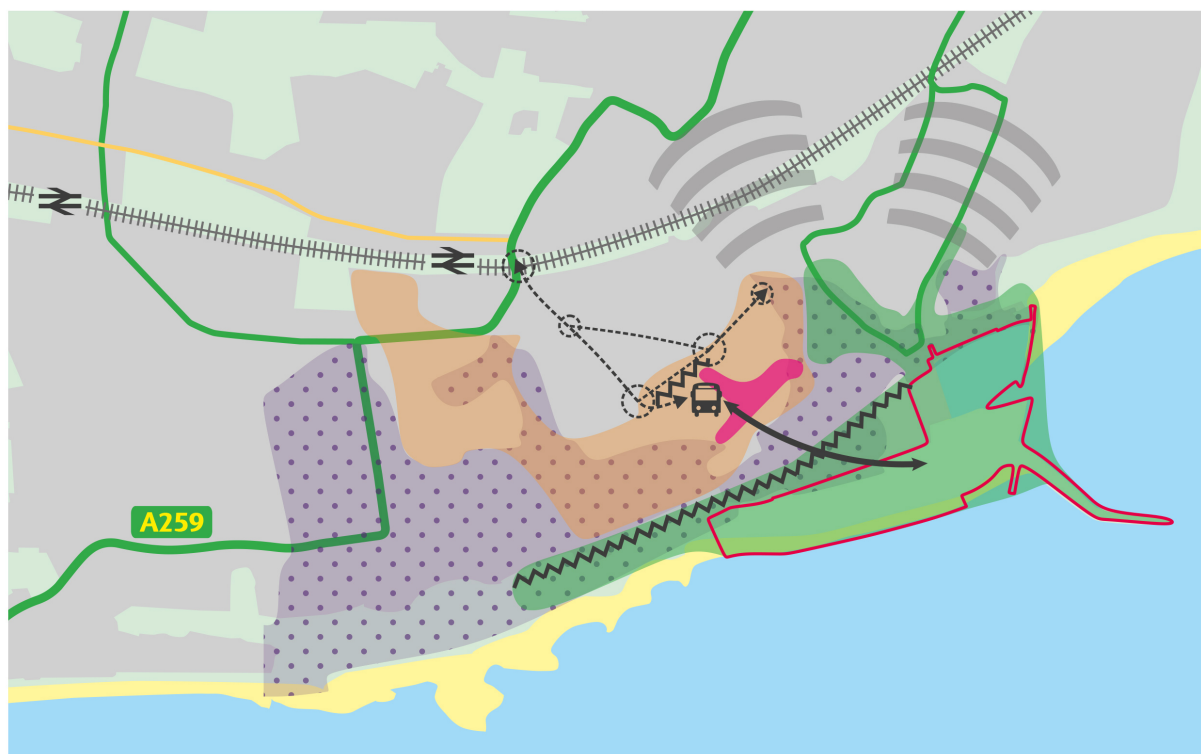
and street-scene that characterise the West End of Folkestone, and should contribute towards the public realm improvements in and around Folkestone Central station. This arc includes the Ingles Manor site for employment and residential use. Other sites have been identified for a mix of uses (including education opportunities). There are residential-led opportunities in the *Central/West Development Arc* and the existing concentration of office uses in and around the Castle Hill Avenue area provides potential for expanding the cluster to meet strategic employment needs (policies SS2 and SS4).

5.99 In the town centre, there are several under-used or unappealing spaces and streets. On the central Sandgate Road several buildings are tired in appearance or detrimental to the townscape. Development within the town centre should be in line with policy SS4 and contribute to major public realm improvements within the core retail area, addressing barriers to movement at Bouverie Place/Shellons Street, by the Central railway station and elsewhere.

5.100 Folkestone's retail core and historic heart is divided from the sea by a major change in levels and the highway network. This is most noticeable where the two arcs meet, where the historic and tranquil neighbourhood centred on the Bayle lies overlooking the Seafront, with close connections to Folkestone's old town (Creative Quarter area).

5.101 For opportunities in the *Seafront/Creative Quarter Enterprise Zone* to be realised, measures are necessary to reintegrate Folkestone's maritime environment into the town, and proposals should contribute to overcoming barriers to movement. The regeneration of this arc should provide new services and accommodation complementary to the town centre and seize opportunities to articulate Folkestone's history and contemporary vibrancy and creativity. At the western end of the arc, beyond the Seafront site, lies the high-quality Coastal Park.

5.102 Investment by the Creative Foundation in refurbishing the built environment has delivered significant improvements along the Old High Street and Tontine Street. The Creative Quarter now hosts major arts and entertainment events, and includes further, higher and adult education uses. The potential of the University Centre Folkestone in the Creative Quarter needs to be maximised to attract students from the surrounding deprived neighbourhoods.



Central Folkestone Strategy

Seafront/ Creative Regeneration Arc	Conservation Area	Foreshore	A Roads
Central/ West Development Arc	Rail Stations	Waterways	Minor Roads
Significant Retail Frontage	Bus Station	Existing Built Up Areas	Railway
Enhancements to Pedestrian Connectivity/ Public Realm	Primary Barriers to Movement	Extended Regeneration of Inner/ East Folkestone	Policy SS6 takes precedence
Improved Connectivity Between the Town & Seafront			

Figure 5.4 Central Folkestone strategy

5.103 In line with objectives set out in policy SS10, the vacant previously developed land at Folkestone Seafront presents a major opportunity to improve connections to the sea and visitor attractions, and generate additional pedestrian footfall to the Town Centre and Creative Quarter. The Seafront site should be integrated with the Town Centre, cycle and pedestrian routes and deprived urban communities to the north.

- Hythe**

5.104 Growth in Hythe must be appropriate to meeting needs while preserving and enhancing its special character (see policy SS3). As a Strategic Town and recognised Town Centre for the district, Hythe will continue to play a prominent role as an attractive town to live in, work in and visit. Figure 5.5 shows current and potential development sites.

Policy CSD7

Hythe Strategy

Hythe should develop as the high-quality residential, business, service, retail and tourist centre for the central district in line with the vision in paragraph 3.15. New development should respect the historic character of the town and the established grain of the settlement in line with the place-shaping principles set out in policy SS3.

Development should contribute to the priorities for investment in the town which include:

- a. Attracting additional employment to the town, especially in the town centre or in deprived urban communities in west Hythe, including by sustaining demand and labour supply in the local population.
- b. Upgrading the stock of business accommodation and the environment of employment areas, and regenerating the appearance and sense of security of west Hythe.
- c. Developing new/expanded primary and secondary schools to improve educational attainment, and where appropriate, the delivery of improvements in skills/training in nearby deprived areas.
- d. Expanding and upgrading of tourism accommodation and visitor and leisure attractions.
- e. Investing in strategic flood defences to protect residents and the Hythe Ranges.
- f. Delivering public realm improvements in the High Street and town centre:
 - i. improving the setting of historic buildings and the Royal Military Canal,
 - ii. increasing the ability of shoppers, visitors and residents to access and circulate along the main retail frontage
- g. Aiming for a convenient, flexible and integrated public transport system, with improvements to services to the west and north of the town, better linking in the town centre and coastal bus routes to railway stations or development in western Hythe.

5.105 This policy supports spatial strategy and thematic policies elsewhere in the Core Strategy **Review**, which will be applied before considering the additional guidance of this policy.

5.106 Strategic development at Hythe is consistent with its demographic characteristics, housing need and good accessibility and range of services (policies SS3 and SS4). The primary area of change is to the west of the town, where a mixed-use development is underway including 1,050 dwellings, employment and a new halt on the light railway, at the former Nickolls Quarry. There is also the potential for significant green infrastructure facilities, including water-based recreation.

5.107 Developments in the west of the town and on the seafront will provide new facilities and accommodation to ensure the continued viability of the town centre, and protection of its historic core. Future major or mixed-use developments should contribute to these ends and the principles above.

5.108 Investment in affordable housing, schools, healthcare and premises for voluntary activities can help support the strong communities of Hythe. In particular, following the construction of the Sports Pavilion, there are opportunities for the further renewal of sports facilities for the benefit of Hythe and the surrounding area.

5.109 Existing employment sites within the town play an important role and should be retained, where possible being upgraded to provide higher-quality accommodation or linked into surrounding deprived communities, in line with SS4.



Hythe Strategy

A Roads	New Development Site	Existing Built up Areas	Brockhill Park College
Minor Roads	Conservation Areas	AONB	Primary Junctions Improved & Monitored
Railway Track	Employment (Existing & Potential)	The Roughs (SSSI)	
Royal Military Canal	Sea/Lakes	MOD Land	
RH&D Railway Station	Retail	Landscaping/Open Space	
Rail Station	Primary Shopping Area	Movement Corridors with Potential for Upgrade	

Figure 5.5 Hythe Strategy

5.110 Key infrastructure projects include the need for long-term and potentially costly investment in flood defences and junction improvements at the A259/A261 Scanlon's Bridge junction. Transport improvements in this area and in the western parts of the town can have several benefits including increasing the connections from the south of the district to the urban area, further improvements for pedestrians and cyclists along Dymchurch Road (to ensure integration within the town and the former Nickolls Quarry site) and public realm upgrades encouraging shoppers to walk between the Sainsbury's superstore and the town centre.

The Romney Marsh Area

Primary Area Aims: A1, B3, B6, B7, C8, D3, D5, D8 (see Chapter 3 including Future Vision).

Main local evidence base studies: *Rural Services Study*, *SHLAA Update*, *Employment Land Review and Land at New Romney LDF Core Strategy Policy Advice*.

5.111 The spatial strategy in this area seeks to: regenerate settlements to help define the Romney Marsh as a unique place to visit, live and work; improve communications; respect the natural environment; and deliver additional employment and housing development.

5.112 The Romney Marsh Area accounted for 22,200 of the district's population in the 2011 census. Although strategic growth will be concentrated at New Romney, all identified settlements in Policy SS3, including Lydd and villages such as Dymchurch, Brookland and Brenzett, which have retained a range of services may play a proportionate role in addressing development needs and tackling social exclusion.

5.113 The Marsh's coast and beaches attract visitors; and the area's unique environment offers opportunities – with suitable management – to increase visitor expenditure and to promote sustainable development to increase local employment. To this end connections (through transport accessibility, travel information and electronic media), town and village centres, visitor accommodation, and the maintenance of key visitor sites will all need to improve, particularly to maximise benefits from growth elsewhere in the district. Investment in this key infrastructure will help encourage more visits, especially those focused on enjoyment of the natural environment, local produce, walking, cycling and the light railway.

5.114 Romney Marsh is one of the district's priority areas for investment. As part of this regeneration, the council is implementing a socio-economic action plan for the area, working with local partners including other councils and nuclear power bodies. A suitable long-term development strategy is essential given the impact of the Marsh's isolation on its economic performance (low skills, small workforce, pockets of deprivation).

5.115 For larger and other appropriate developments, the council will seek training and environmental improvements to provide support for local communities. This is important given the more self-contained labour market in the south of the district and the need to encourage a wider range of employment opportunities.

5.116 Existing concentrations of industrial and warehousing uses will be protected under policy SS4 to provide affordable premises for smaller-scale manufacturing, distribution and other industries. Any major investment in the Romney Marsh area should make the best use of the area's assets and reinvigorate the small business economy (CSD3), with significant opportunity for investment and job creation at the Mountfield Road Industrial Estate.

5.117 As well as tourism and recreation (subject to appropriate management in line with policy CSD4), land-based enterprises (including agriculture and equestrianism) and environmental technologies may be appropriate at locations where environmental impact and risks are minimised. The rural economy should continue to diversify, with new forms of bio-fuels and food production supported alongside traditional sustainable agriculture.

5.118 The area's cherished habitats, landscape, historic settlements and activities need careful management. Under green infrastructure objectives (CSD4), opportunities should be seized for habitat creation. All new development will be subject to meeting environmental and flood risk requirements, and planned with reference to the availability of sewage and water infrastructure.

5.119 The nuclear power stations at Dungeness have been central to the Marsh's economy for many years, contributing some £50 million to the local economy annually. They employ some 1,200 people, many of whom live on the Marsh and elsewhere in the district as well as Ashford and Rother districts. The decommissioning of the power stations will have a big impact on the area's economy. Decommissioning of the Magnox 'A' site is underway with the site planned to enter care and maintenance in the mid-2020s. EDF Energy's 'B' station is now expected to cease generation in 2028, following which a lengthy process of decommissioning would ensue.

In response to this, and supported by Magnox and the Nuclear Decommissioning Authority, the council and Kent County Council produced a socio-economic action plan for Romney Marsh to ensure the area has a sustainable economic future and remains a great place to live. This led to the formation of the [Romney Marsh Partnership](#) in 2012 to lead the delivery of the Romney Marsh Socio-Economic Action Plan, an economic strategy to tackle the negative impacts of nuclear decommissioning. In the case of the Dungeness sites, the potential for employment creation, through alternative nuclear generated power and ancillary uses relating to the nuclear or other industries, will be kept under review.

5.120 Lydd Airport has been significant in the area for more than 50 years and, by 2019, is expected to have implemented planning consent for extended runways and a new terminal building, to allow passenger flights using aircraft the size of Boeing 737 or Airbus 319, thereby creating up to 200 jobs locally. **Should development proposals come forward for the further expansion of London Ashford Airport, the council will work with the airport, local community and other stakeholders to prepare an Action Area Plan for the site.**

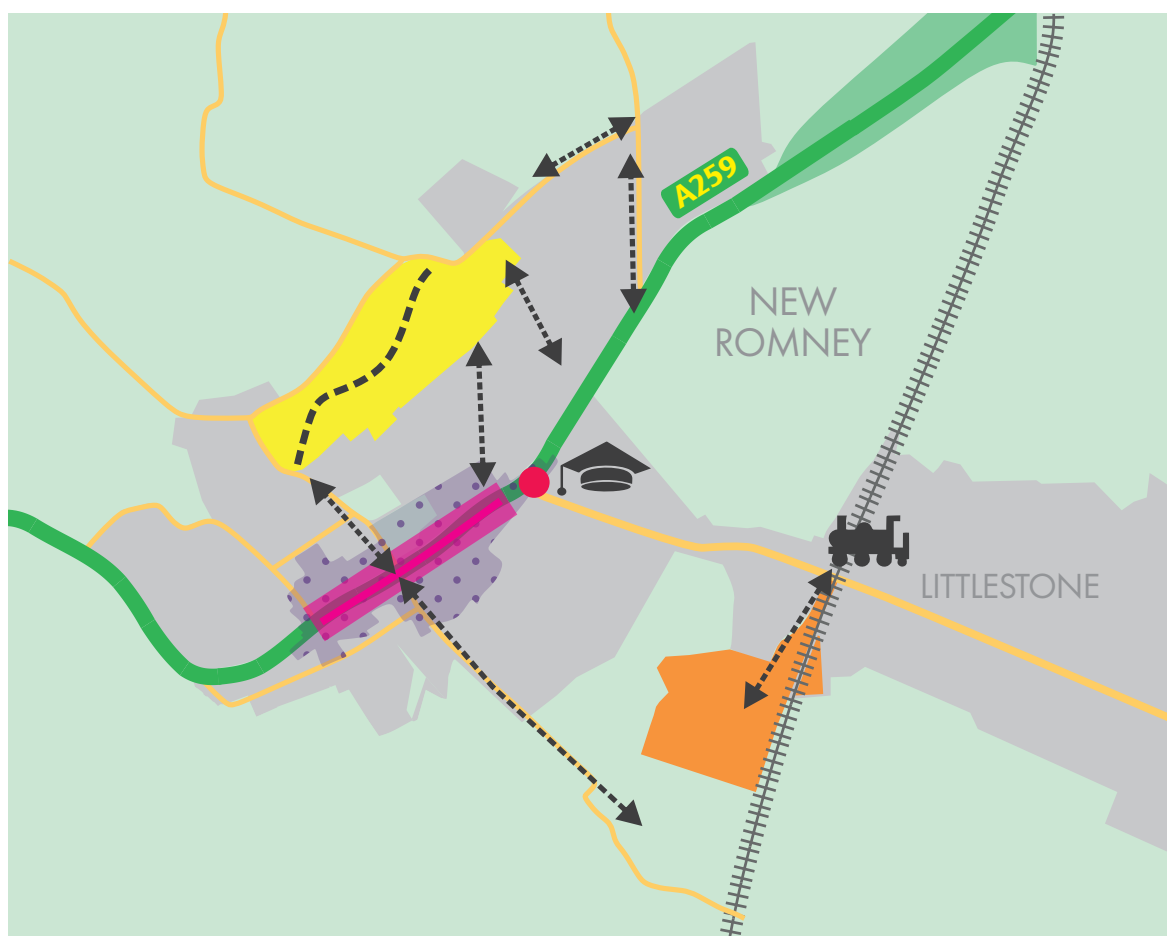
5.121 The area's economy will be closely monitored, given uncertainty about the power station, as well as the economic impact of the expansion of the airport, and if the southern part of the district is substantially affected, the council will consider amending the Core Strategy **Review** as part of a future review.

5.122 LYDD and the Dungeness peninsula offer distinct rural and coastal attractions in the south of the district. Lydd is a traditional, small, country town with the potential to increase its appeal as a community and destination with a strong sense of place and heritage. Rural deprivation is particularly found in and around the historic town (and Lydd-on-Sea). This will be tackled through supporting existing industrial sectors and tourist facilities (including small local firms and services, and continued minerals extraction) and an expansion of defence employment, expenditure and training in the area. The spatial strategy supports enhanced connections and growth through small and medium-scale residential-led developments and a choice of employment sites (policies SS3 and SS4). The delivery of sympathetic developments will help maintain Lydd as a town and base for the wider area and its special coastal landscapes. In line with policies SS5, CSD4 and CSD5, developments should be phased in line with utility network improvements to protect the area's green infrastructure and water environment.

- **New Romney**

5.123 As the primary strategic centre for Romney Marsh, New Romney town should develop a critical mass of businesses and services, underpinned by expanded tourism facilities and new homes. Change needs to respect the town's strong historic character, reflected in its built environment, and lead to an integrated form, particularly with more appealing pedestrian routes along and towards the High Street.

5.124 Specific infrastructure projects include the critical improvements at the A259/B2071 junction. The long-term future of community service facilities, such as the library, healthcare and premises for voluntary activities, should be secured through growth.



New Romney Strategy

A Roads	New Development Site	Existing Built up Areas
Minor Roads	Conservation Areas	SSSI
Railway Track	Employment	The Marsh Academy
Royal Military Canal	Primary Shopping Area	New Spine Road/Cycle Way Footpath Corridor (to be integrated in development)
RH&D Railway Station	Retail	
Primary Junction for Improvement	Movement Corridors with Potential for Upgrade	

Figure 5.6 New Romney Strategy

5.125 Land north/northwest of the town centre, highlighted in Figure 5.6, is identified as a broad location for residential-led development given the town's regeneration needs and limited development opportunities within Romney Marsh. It offers a location close to the town centre and relatively free from tidal flood risks. Development should be comprehensive to maximise benefits, and should be high-quality and sustainable in its design. The development must be planned and designed as a whole to ensure that New Romney's sense of place is maintained and enhanced in line with policy SS3.

5.126 There are different land interests within the broad location and the council encourages co-operation to deliver an attractive and comprehensive scheme that will enhance housing design and job opportunities in the area, providing a sustainable community and green infrastructure in line with CSD4.

Policy CSD8

New Romney Strategy

New Romney should develop as the residential, business, service, retail and tourist centre for the Romney Marsh in line with the vision in paragraph 3.20. New development should respect the historic character of the town and the established grain of the settlement in line with the place-shaping principles set out in policy SS3.

The future development of the town should support the retention of existing businesses and the attraction of new employment opportunities through the provision of an adequate supply of employment land to meet future need and through the provision of a sufficient level of new residential development to maintain an adequate labour supply.

The strategy for New Romney therefore supports the following:

- The enhancement of New Romney as a key market town and service centre for Romney Marsh, providing a range of services and attractions for local residents and tourists.
- The provision of further employment at an expanded Mountfield Road Industrial Estate, with better vehicular and pedestrian linkages to the town centre.
- A broad location for residential development to the north of the town centre.

Development of the broad location should meet the following criteria:

- a. The development as a whole should provide around 300 dwellings (Class C3) and a range and size of residential accommodation, including 30% affordable housing, subject to viability.
- b. Pedestrian/cyclist linkages southwards to the town centre should be improved and prioritised from the central area of the development, in preference to linkages around the periphery of the site.
- c. Land proposed for residential development must have a sufficient level of internal connection through providing a new movement link through the site, appropriately designed to 20mph, and/or through a cycleway/footpath to provide a secure and attractive green corridor.
- d. Proposals should incorporate as necessary a minimum of 0.7ha of land for the upgrade of St Nicholas' Primary School playing facilities on a consolidated area.
- e. Archaeological constraints need to be examined and associated mitigation will be required to be provided at an early stage, in order to inform the masterplan, development strategy and quantum of development.
- f. Flooding and surface water attenuation for the overall site should be concentrated in the lowest areas of the site, recommendations of the Strategic Flood Risk Assessment (SFRA) must be followed, and measures should also provide visual and nature conservation enhancement for the benefit of the site and local community.
- g. Appropriate off-site mitigation measures must be identified, including to ameliorate highway impacts and manage drainage demands.

The layout and design of any proposals for the remaining undeveloped two parcels of land under the broad location must take into account the potential development of the adjoining land parcel and the existing development. In particular the internal road layout of the two parcels allocated to the south-east of Cockreed Lane shall not prejudice the future delivery of a 'link' road (criterion C above) to provide a vehicular connection between the two parcels and the developed part of the broad location to the north-east.

Development of the broad location must aim to integrate with the physical environment, including addressing the natural boundary which is currently defined by Cockreed Lane, as well as neighbouring previously developed land to the north east of Cockreed Lane. In addition, if the objectives of this policy cannot be met within the scope of this area, consideration may be given to land to the southwest of Ashford Road, subject to further discussions and any environmental or other constraints being addressed.

Development at the town should consolidate and improve the market town/service centre function of New Romney through contributing as relevant to the public realm and other priorities for investment in the High Street in line with SS5 including:

- Providing additional crossing points in the High Street to increase the ability of shoppers and visitors to circulate along the retail frontage.
- Improving the setting of historic buildings and minimising the environmental impact of through traffic within the High Street.
- Contributing towards community facilities required to serve the needs of the town.

Development will need where appropriate to detail the delivery of measures, or contribute to improvements, in skills/training in the Romney Marsh area.

5.127 The broad location identified is the most suitable to meet the long-term needs of the area. Any development should meet all of the other policy requirements of this Core Strategy **Review**.

5.128 A comprehensive masterplan can deliver: new and attractive housing; a new spine road or cycleway/footpath corridor; consistent frontage to Cockreed Lane's south side; and a mix of housing character areas⁽¹⁷⁾.

5.129 Family housing is required in the main but the masterplan needs to deliver tenure and market choice through a range of detached, semi-detached and terraced housing. The council considers that these could predominantly involve a mix of two- and three-storey dwellings, located with reference to surrounding uses and land characteristics. The integration of the town's extension with the rural landscape of the Romney Marshes is important, particularly at its north-west boundary, and should be informed by a landscape assessment.

5.130 This approach to development will ensure that the site and its housing complements the existing urban area and the rural scene beyond. The new spine road or cycleway/footpath corridor, and the need for drainage and landscaping, offer opportunities for different design approaches to create a distinct character.

5.131 The development should support new and/or improved facilities in New Romney, particularly through enhancing connections south of the development. Contributions to enhancements of the High Street/Ashford Road or town centre community facilities are likely to be warranted, and should be considered as part of the masterplan process, which must also investigate solutions to junction improvements with Littlestone Road (A259/B2071).

5.132 Kent County Council has indicated a need to retain 0.7 hectares of its landholding as open space and supporting facilities for the primary school. New small-scale toilet facilities and storage, plus natural surveillance from new housing, could be included to improve operation of the playing field.

17 URS/Scott Wilson (2011) Land at New Romney LDF Core Strategy Policy Advice

5.133 Romney Marsh has a sensitive hydrology. It is appropriate for the development to set high standards for water conservation (meeting or surpassing policy CSD5). The design will need to meet the requirements of a Flood Risk Assessment and explore options for an appropriate layout, design, ground levels and construction techniques to minimise flood risk, with land reserved for surface water attenuation (and potentially contributing to local ecology).

The North Downs Area

Primary area aims: *B4, B6, B8, C7, C9, D2, D4, D5, D8* (see Chapter 3 including Future Vision).

Main local evidence base studies: Rural Services Study, SHLAA Update, Employment Land Review and Sellindge Masterplan Final Report, High Level Growth Options, Growth Options Level Two Report.

5.134 The spatial strategy in the North Downs Area seeks development of a sustainable new town based on garden settlement principles, in accordance with policies SS6-SS9 and strategic growth in Sellindge (policy CSD9).

5.135 The spatial strategy also seeks to create a hierarchy of sustainable, integrated and well-served villages that will meet housing, employment and social needs; and to secure sustainable management of the environment, recognising opportunities and the context of infrastructure and nearby towns.

5.136 The North Downs Area accounted for 19,800 of the district's population in the 2011 census. The North Downs also contains several Priority Centres of Activity (e.g. Local Centres and potential Major Employment Sites) and tourist facilities with significant growth potential in line with SS4 and CSD3.

5.137 Much of the North Downs is recognised as an area of high landscape value through its designation as an Area of Outstanding Natural Beauty (AONB). National planning policy directs large scale-development away from such areas, which include the villages of Lympne and Elham and smaller settlements.

5.138 Many North Downs villages have evidence of high 'social capital' with active parish councils and strong local communities, and the council will support positive sustainable development initiatives that arise with widespread neighbourhood support. Opportunities will be present at a local level to address demographic changes, housing affordability and other matters challenging rural communities.

5.139 In accordance with the strategic aims of the Core Strategy **Review**, development should enhance the identity and profile of settlements and environments in this rural area through expanded local public open space and village services, additional employment, and contribute to the district's housing growth.

5.140 Most major development in this area over the last two decades has been directed to previously developed 'brownfield' land at Hawkinge (within the AONB). The southwest of the North Downs, outside the AONB and flood zone 3, offers significant opportunity to create a new garden settlement, and enable the further growth of Sellindge. Sellindge, Lympne and Stanford are all located close to significant high quality highway and rail infrastructure, and there are opportunities for these communities to benefit from additional facilities, especially those that help foster community spirit and reduce the need to travel further afield to access services.

5.141 In line with CSD3, key tourist attractions and visitor facilities will be supported and can potentially be intensified subject to impact. Allied to this, additional jobs at Lympne (and Hawkinge) should be secured under policy SS4, to provide accessible premises for distribution, manufacturing and other industry, while significant employment opportunities will be created within the garden town, serving the wider community.

5.142 The accessibility of the area and lack of major flooding and immediate landscape constraints offer opportunities for strategic-scale development. The cumulative impact on communities and existing infrastructure has been considered in developing proposals for this area (as part of Policies SS6-SS9 and CSD9).

5.143 In contrast, the AONB landscape and villages such as Elham and Stelling Minnis bring in and serve visitors in their own right, in addition to major attractions such as Port Lympne in the southwest. Saltwood is another attractive neighbourhood within the North Downs area (although its built-up area now merges with Hythe).

5.144 The settlement of Hawkinge has seen considerable growth, through allocations within the Kent Structure Plan at the end of the twentieth century. Through the Places and Policies Local Plan, three sites have been identified for residential development to meet local need. The strategic priority is – in accordance with the vision and its Service Centre status – to consolidate the settlement through improving local services and community facilities, allied with expanding employment opportunities and travel choices. Pedestrian movement should be enhanced, especially in moving between these locations. It is not proposed to further extend the settlement into the designated countryside of the Kent Downs AONB.

5.145 Lympne in the AONB is the largest settlement after Hawkinge in the North Downs and offers a good range of local services. It is a designated Rural Centre and important to the future strategy for the wider area.

5.146 Any development within the area's villages should be designed sensitively to protect the landscape and improve the village's sense of place. Some smaller hamlets are not featured in policy SS3 to protect them from inappropriate scale development. Several significant green infrastructure opportunities exist in the North Downs, with a fringe zone in the south and east where there is a close juxtaposition between urban environments and the AONB (and other landscapes), and the Folkestone to Etchinghill escarpment (designated as a habitat of international status).

5.147 Lympne is identified as a Primary Village and is mainly centred around the Roman road of Stone Street. The AONB overlooking Romney Marsh is found immediately to the south. To the west of the village - near Port Lympne, a major visitor attraction - lies the Lympne Industrial Estate, and Link Park (awaiting full implementation as a serviced employment site).

5.148 Limitations in existing infrastructure, including strategic transport and waste water connections, and community facilities are recognised. Change in the village should therefore be phased so that jobs, housing, necessary physical infrastructure and community facilities are delivered together. Policy proposals for the new garden town seek to ensure the local distinctiveness of Lympne is retained as a self-contained village, while delivering improved facilities and services nearby that village residents can access.

- **Sellindge**

5.149 The village of Sellindge is a Rural Centre in the west of the district. It has a wide range of facilities and services, **serving Sellindge and the wider rural area. These** include a GP surgery, primary school, village shop with integrated Post Office, village hall, residents' association, sports and social club, farm shop and a public house.

5.150 Sellindge is dispersed in character, consisting of a series of neighbourhoods located along, or just off, the busy Ashford road (A20). **Historically there has been no central core or main cluster of facilities.**

5.151 The lack of a central core was investigated by independent consultants, appointed under national Rural Masterplanning Funding, working in collaboration with the local community.

5.152 The results of this were reflected in the Sellindge Strategy in the 2013 Core Strategy. The strategy set out a policy to create a new village green with 250 additional homes. Proposals within the village, therefore, originated from local aspirations. A planning application has since been granted.

5.153 For the Review of the Core Strategy, the Growth Options Study has shown that there are still opportunities in the settlement to meet the growth required in the district until 2037. The Phase 2 study, together with further work undertaken, has indicated that, due to landscape and heritage constraints, additional development should be located to the east and south west of the settlement.⁽¹⁸⁾

5.154 The study and further work have indicated that development of up to 600 dwellings in Sellindge (including the 250 previously identified) could be accommodated but this would need to be supported by expanded and new facilities and infrastructure.

5.155 As of early 2017, there is no spare capacity for further development at either the doctor's surgery or school, and land with potential for the future expansion of the school is in separate ownership. The existing permission granted for 250 homes includes a requirement for land and funding to increase the primary school from 0.5 to 1 form of entry, however further capacity will be required to accommodate the additional growth proposed. Given this, any proposals will have to provide land and funding for the expansion of the primary school to 2 forms of entry (2FE). Additionally, new or expanded health care will be required; however it may be that this can be delivered as part of a new facility within the nearby garden town.

5.156 With regard to infrastructure, the Growth Options Study highlights that there will be impacts on the B2068 and A20 and these should be considered as part of development proposals and the policy formation process. Furthermore, there are no cycleways in this area, especially to Westenhanger Station to the east of Sellindge, with opportunity for footpath upgrades to be delivered to allow safe access to rail services from the village.

5.157 Sellindge does not fall within the AONB, but it is within its setting. Any new development, particularly at the scale proposed in policy CSD9, may give rise to some adverse landscape and visual impacts for which mitigation will be required. Through the use of landscaping on the rural edge, and through the siting, type and design of new buildings, development should be able to be assimilated into the landscape and any detrimental effects on the setting of the AONB minimised. **Proposals within the Kent Downs AONB should follow the guidance and principles set out in the Kent Downs AONB Management Plan and its associated Design Guidance.**

5.158 **There are a number of listed buildings within Sellindge and buildings of local interest such as Grove House, the setting of which will need to be considered in any proposals. The retention of mature trees will also be sought where possible, to soften the built environment and to mitigate the impact on the wider views from the Kent Downs AONB.**

5.159 Landscaping will also be important to the east of Sellindge, due to the open character of the farm land. The boundary should be heavily landscaped in this location, with planting provided to avoid amenity impacts on new residents in this part of Sellindge and the coalescence of Sellindge and Stanford. Gibbins Brook forms another clear spatial boundary on the eastern edge of this land, but as a Site of Special Scientific Interest (SSSI), impacts on the brook should be minimised and funding provided for its enhancement and protection.

5.160 The Growth Options Study has indicated that small-scale employment uses could be provided, however, these should be located on the eastern side of Sellindge, given its proximity to junction 11 of the M20, Westenhanger railway station and Folkestone service station. Employment provision should contribute positively to the village's character and could provide a variety of small-scale units, for support services and offices, that avoid the need for large delivery vehicles to access the development.

5.161 There is the potential for the allocation to embrace new technologies to achieve a low carbon, low waste and low water environment, with an aspiration for carbon, water and waste neutrality to be explored.

18 Section 4.6: Strategic Allocations outlines the aim and methodology of the Growth Options Study.

Policy CSD9

Sellindge Strategy

Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of up to 600 dwellings.

1. The **first phase** (land located in the centre of Sellindge) of any major residential-led development in Sellindge parish should meet all the following criteria:

- a. Proposals must be properly masterplanned (following extensive community engagement) and the full area included in a single outline application;
- b. Development must ensure the delivery of a core area (bulk of identified land south of the A20) in parallel with/advance of any development to the west, north or east of it;
- c. Total residential development will not exceed approximately 250 dwellings (Class C3), with around 30% affordable housing subject to viability.
- d. Development should provide timely delivery of a village green/common south of the A20 that:
 - i. Is of at least 1.5–2ha in size, or greater;
 - ii. Provides a range of facilities (including allotments) and type of landscaping identified through consultation with local residents and complementing the existing facilities located at the sports club;
 - iii. Is of the highest quality and incorporates robust and durable lighting and furniture; and
 - iv. Provides new habitats for priority nature conservation species;
- e. Proposals must include satisfactory arrangements for the timely delivery of necessary local community facilities including:
 - i. A primary school extension to 1 form of entry (1FE);
 - ii. The expansion of the Doctor's surgery; and
 - iii. Administrative accommodation for the Parish Council.

2 The **second phase** (Site A land to the west of phase 1 and Site B land east of phase 1) for any residential-led development should meet all the following criteria:

- a. The residential development element shall not commence until the school, doctors surgery and Parish Council administrative accommodation to be provided by phase 1 are under construction with a programmed completion date;
- b. Total residential development within phase 2 of approximately 350 dwellings (Classes C2 and C3) with 22 per cent affordable housing subject to viability and a minimum of 10 per cent of dwellings designed to meet the needs of the ageing population;

- c. A minimum of 10 per cent of dwellings to be self-build or custom-build;
- d. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total water use per dwelling shall not exceed 90 litres per person per day **of potable water** (including external water use);
- e. Energy efficiency standards are agreed with the local planning authority that meet or exceed prevailing best practice;
- f. Proposals must include satisfactory arrangements for the timely delivery of necessary local community facilities including:
 - i. Provision of land and funding to upgrade Sellindge Primary school to 2 forms of entry (2FE);
 - ii. Provision of new or upgraded sports grounds, open and play space or upgraded facilities in the village;
 - iii. Provision of new nursery facilities;
 - iv. Provision of a replacement village hall, to a specification to meet local need;
 - v. Provision of new allotment facilities; and
 - vi. Contributions to the upgrading of local medical facilities to meet the needs of the development;
- g. Appropriate landscaping, including woodland planting, **shall be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character and on the eastern boundary of Site B, due to the possible visual impact on the setting of the AONB.** All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species;
- h. The eastern development area will provide improved pedestrian and cycle access along the northern boundary (Public Right of Way HE273); and
- i. Approximately 1,000sqm of business (B1 Class) floorspace shall be provided, achieving BREEAM 'outstanding' rating; and
- j. **Site A land to the west of Sellindge in Phase 2 must be masterplanned and the full area included in a single outline application. The masterplan must include consideration for the setting of Grove House.**

3. **Both phases** of the development shall:

- a. Provide wherever possible internal links within the site itself and external links to neighbouring sites to ensure there is ease of access by a range of transport modes to new and existing development/facilities within the village;
- b. Deliver pedestrian and cycle enhancements to the A20 through (as a minimum) informal traffic-calming features at key locations, and perceived narrowing of the carriageway outside Sellindge primary school and associated highways improvement. Phase 2 shall extend the highways improvement area to be delivered by phase 1;
- c. Contribute to the provision of a safe, **lit**, surfaced cycle and pedestrian access to Westenhanger Station from Sellindge through the upgrade of existing bridleways and public rights of way (HE271A and HE274);
- d. Provide noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, as well as landscaping within the buffers designed to integrate with other planting and habitat creation delivered through the comprehensive masterplan;
- e. Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development;
- f. **Ensure occupation of the development is phased to align with the delivery of sewage infrastructure, in liaison with the service provider;**
- g. **Plan layout to ensure future access to existing sewage infrastructure for maintenance and upsizing purposes; and**
- h. **Provide a high standard of design, siting and layout of development to reflect the sites' proximity to the Kent Downs AONB.**

5.162 An indicative strategy for Sellindge is set out below to show how residential development can meet needs for central facilities in a location near the junction with Swan Lane. Figure 5.7 is indicative only; proposals should be developed collectively by landowners with further community input to accord with the criteria of CSD9.

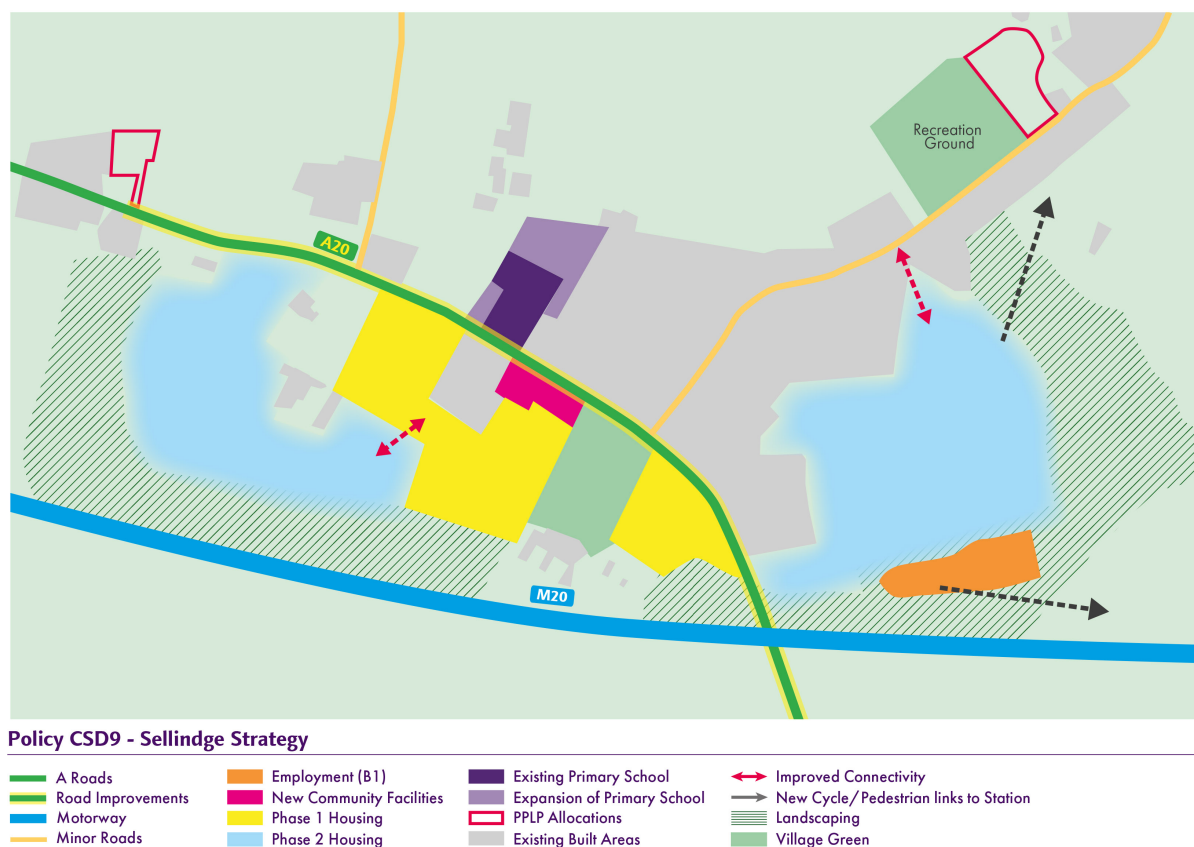


Figure 5.7 Sellindge Strategy

5.163 In the context of strong development pressures, the identification of a broad location with two phases will allow the objectives of the Rural Masterplanning⁽¹⁹⁾ project (and also specific Aim C7 and others of this plan) to be met and infrastructure upgrades delivered. A comprehensive and deliverable proposal is needed that fully satisfies the key outcomes of the Rural Masterplanning Fund project, providing:

- A sense of place through the village green/common south of the Ashford Road (A20);
- A suitable residential mix including affordable housing; and
- Significant improvements to the A20 so that pedestrian/cycle movements are encouraged and vehicular drivers discern they are travelling through the heart of Sellindge.

5.164 Should these objectives not be met, development will not be supported, as this opportunity is centred on addressing local community needs (speculative proposals in other locations associated with a piecemeal pattern of development can be resisted under policy SS1).

5.165 This positive policy, along with the policies of countryside protection, will co-ordinate change in central Sellindge and ensure that inappropriate proposals that harm the village, or fail to deliver community infrastructure, can be resisted.

5.3 Implementation

5.166 Folkestone & Hythe District Council will work with partner organisations in a variety of innovative ways to ensure that the Core Strategy Review's vision is achieved, as many of the strategic proposals cut across several areas of responsibility and interest. The council has a number of key partners. For example, the Environment Agency assists in the environmental stewardship of the district through involvement in flood risk assessment and other matters. In addition, landowners and developers are important partners in the regeneration of the district, for example in the Creative Quarter. Much of the land identified through the allocations in this Review is held by various private landowners, and their commitment and active involvement is required to implement this strategy. Similarly, the Ministry of Defence is a key partner at Shorncliffe, Lydd and elsewhere in the district.

5.167 The council will also consider, when appropriate alternatives have been exhausted and necessary to this Core Strategy Review, the option of using its compulsory purchase powers to implement proposals and enable land to be developed, redeveloped or improved to help deliver regeneration. The council will usually try to negotiate with the owner, but if the owner refuses to sell, the council can start the process that will allow it to buy the land or property. Later in the process, the council offers pre-application advice for all developments.

Plan Implementation Management

5.168 A less positive framework for regeneration or commitment to deliver the vision would offer fewer risks. In the context of the strategic change identified in this plan, intensified competition between places and past performance, consideration of future risks and contingencies is warranted. There are risks to the delivery of any plan, but these can be limited by early consideration of the nature of risk, and by responding with a combination of:

- Reducing risk within core plan formulation (where controllable and consistent with plan aims), and
- Setting a framework to enable the monitoring of the impact of risks – through examination of plan delivery performance, then identifying fall-back actions (contingencies).

5.169 The reduction of risks in the Core Strategy Review has been approached by addressing sources of risk in drafting the document. Central to this is the identification of structural drivers facing this (and any such) plan. The structural drivers facing the district (and many other coastal areas in southern England) can be reconciled with the strategic needs to provide a local delivery context.

5.170 There are risks directly associated with putting forward specific major change proposals, and key future possible events are considered against the risk events with a 'high' seriousness or likelihood.

5.171 Monitoring as a whole is a critical part of risk management. This will be based around regular examination of indicators through the Authority Monitoring Report (AMR) and other means. These indicators can be supplemented by periodic examination of plan performance as a whole, using a framework derived from the milestones set out in the plan.

Strategy for Housing Implementation

5.172 A housing implementation strategy is required. The spatial strategy builds in flexibility by providing a framework with options to ensure a suitable long-term supply of housing. Specific sites are available in excess of the period required in national policy (15 years) by identifying growth options to 2036/37. The primary housing land policy (SS2) is expressed at an average level of **676 new dwellings a year** - and provisions are made to ensure delivery is not unnecessarily delayed (policies SS5–SS11).

5.173 Further provisions include the allocation of small- and medium-sized sites in the Places and Policies Local Plan in line with policies SS1, SS2 and SS3. As set out in the spatial strategy, development on sustainable sites elsewhere within or adjoining settlements will be considered where well-related in scale and location to

the role of settlement set out in hierarchy; where appropriate social, community and physical infrastructure exists or is provided; development contributes to sustainable transport objectives; and where adverse impacts are minimised.

5.174 Although specific land has been identified through the Core Strategy Review and Places and Policies Local Plan, it is possible as a contingency that other provisions will need to be made to maintain a healthy supply of housing land to 2036/37.

5.175 There is an element of reasonable allowance for contingency within the policy, but further potential actions are identified to ensure successful housing implementation:

- In line with national policy, a local housing land shortfall identified in the five-year supply or housing delivery test will be material to the determination of planning applications. This could bring forward new sources of housing if required;
- Non-planning interventions, for example other public sector housing or regeneration initiatives; and
- Alternatively, other sources of supply may emerge (including through Neighbourhood Plans). These are outside the direct control of the local planning authority but should be considered in the context of monitoring and plan review of housing completions.

5.176 'Windfall' sites (not previously identified) have historically provided a proportion of the district's housing land supply, and a cautious estimate of 55 dwellings a year has been included in the housing land supply (see Table 4.2); sites of fewer than five new dwellings have provided an average of 62 dwellings a year over the period 2007/08 to 2016/17.

5.177 A positive and active strategy, supported by the monitoring and implementation framework, should allow housing supply needs to be addressed, alongside the introduction of the requirements of policies for better-quality developments and places (including SS3 and CSD1).

5.178 Monitoring through the AMR will be complemented by periodic review of overall delivery milestones as a key part of housing implementation strategy.

Strategy for Infrastructure and Economic Development Implementation

5.179 The period to 2036/37 is likely to extend beyond a single economic cycle and provides sufficient forward planning for most organisations. Policy SS2 accepts commercial development needs will be subject to monitoring and sites reviewed consistent with the need to meet the aims of this Core Strategy **Review**.

5.180 Regular monitoring of employment land should continue given its significance to strategy, dependence on the national economy and potential for losses to other uses. Monitoring should consider the delivery of new industrial/office facilities (including qualitative improvements) at major employment sites in the Urban Area and rural locations, illustrating take-up of a range of key opportunities.

5.181 Employment land provisions will be reviewed (as a minimum, in AMRs throughout the plan period and in future updates to the Employment Land Review). Potential interventions include greater public sector intervention to support delivery.

5.182 Monitoring of retail provision should be guided by national policy and focus on available indicators on the health of designated centres, plus highlighting the delivery of any major new retail developments. This will include frontage mix and vacancy monitoring in AMRs, supported by regular checks of wider vitality.

5.183 Infrastructure provision should be coordinated using the Core Strategy Review to inform investment decisions, and through management of development in line with policy SS5 (SS6– SS11 as applicable) to ensure sufficient capacity and timely servicing of development. The Community Infrastructure Levy (CIL) has its own regime of assessment and annual reporting.

Appendices

6 Appendices

6.1 Appendix 1: Monitoring and Risk

6.1 This appendix sets out how the Core Strategy may be evaluated as part of an ongoing process of planning, monitoring and reviewing to cover risks and deliver sustainable development. It firstly sets out specific indicators to inform plan implementation, then considers factors influencing delivery.

6.2 To enable the council to know whether the Core Strategy Review policies and programmes for infrastructure are achieving their objectives and targets, and whether the policies need to be reviewed, policies and 'on the ground' delivery of development needs to be monitored.

6.3 There are particular national provisions for annual monitoring of housing land supply (five-year developable sites) under national policy. This will be detailed in the Authority Monitoring Report (AMR).

6.4 The AMR will be the primary means of monitoring. Every year, it will address the indicators below (subject to data availability). Where key policies and targets are not being met or implementation is delayed or is having unintended effects, reasons will be provided in the AMRs along with any appropriate actions to redress the matter.

Aim	Measurement(s)	Target
A1. Increase prosperity across the local population	GVA per head; Office of National Statistics	In 2016, GVA per head in the district was £18,923. GVA per head to increase year on year in plan period
A2. Improve accessibility and transport infrastructure	Public transport; new routes / incr. frequency Completion of walking and cycling routes Annual highway improvement schemes	
A3. Enhance the viability/vitality and appeal of Town Centres, with Folkestone as a major commercial, cultural and tourism centre featuring upgraded connections and public realm	Town Centre Vacancy Rates (F&HDC annual survey)	Vacancy rates by frontage not to exceed 10 per cent Shopfront survey incorporating: <ul style="list-style-type: none"> • Changes in occupancy; • Mix of uses; and • Proportion of multiple stores.
A4. Achieve real terms increases in gross incomes	Earnings by residence (real terms)	In 2017/18 average gross weekly pay of the district's residents was £524.80, whilst South East average was £596.80. The district's gross weekly pay to increase by £3.60 pa over and above any South East growth to close that gap in plan period

Aim	Measurement(s)	Target
A5. Grow the proportion of residents with higher-level qualifications, helping to create an 'innovative district' to provide a distinct employment offer that reflects changing patterns of work	NVQ4+ qualifications	In 2017/18, 32 per cent of people in the district and 41.5 per cent of people in the South East have NVQ level 4 or higher. The district's proportion to grow by 0.5 per cent pa over and above any South East growth to close that gap in plan period
A6. Deliver a flexible supply of 'super connected' employment space in terms of location, size and type; particularly space that allows business to start up and scale-up their operation	Commercial Information Audit	Average 1ha pa increase in B-class developments, and review progress at Shearway (Folkestone), Link Park (Lympne), and Mountfield Road (New Romney)
A7. Expand the range of jobs and skills in the workforce	Nomis; Labour Market Profile	In 2016, Labour density was 0.72.
A8. Maximise the efficient use of infrastructure and secure further improvements unlocking the development of priority sites, communities and areas to develop business clusters and centres of excellence	Commercial Information Audit Industrial Land Survey	Review progress towards appropriate milestones in Table 5.2
A9. Provide housing of a quality and type suited to long-term economic development needs	Housing Flows Reconciliation Form	Affordable Housing cumulative provision in excess of 100 dwellings per year over plan period
A10. Regenerate deprived neighbourhoods, including Central and Northern Folkestone and in pockets within Romney Marsh	Index of Multiple Deprivation	Improve relative position of relevant IMD neighbourhoods in Folkestone East, Foord, Harbour & Harvey Central, Lydd ward and the westernmost part of Romney Marsh ward
A11. Expand cultural and creative activity in the district, with refurbished premises and spaces in Folkestone's old town forming a vibrant Creative Quarter visitor attraction	Creative Quarter refurbishment	Refurbished properties (permissions including external alterations) in Seafront/Creative Arc (policy CSD6) to average at least one a year

Table 6.1 Aims arising from Strategic Need A

Aim	Measurement	Target
B1. Expand green infrastructure and enhance its connectivity, making a positive contribution to managing the impacts of climate change through adaptation and mitigation	- Designated wildlife sites	To achieve continuous positive gains in designated wildlife sites: number and total area (additional ha.)

Aim	Measurement	Target
B2. Minimise local carbon emissions, maintain air quality, control pollutants and promote sustainable waste management	<ul style="list-style-type: none"> - Dept. of Energy and Climate Change carbon emission figures - New sustainable waste handling facilities 	<p>Continuous relative improvements in the district's emissions performance</p> <p>Development of new low-carbon waste handling centres</p>
B3. Protect and enhance habitats and species to sustain biodiversity, particularly where of international and national significance including a focus on Dungeness and Folkestone Warren	<ul style="list-style-type: none"> - Status of SSSI land - Status of Dungeness/ Folkestone Warren 	<p>No net increase and progress towards nil land units in 'unfavourable/declining' condition</p> <p>Improve status of units at Dungeness/ Folkestone Warren</p>
B4. Manage sensitive landscapes shaping the character of the district, especially on the edge of settlements or within the Kent Downs AONB and its setting	- Kent AONB Unit (2004) Kent Downs AONB Management Plan actions	On track for full implementation of district applicable Management Plan actions by end of plan period (proportion completed)
B5. Increase the efficiency of water management to maintain local water resources and to improve the quality of watercourses and the sea	- Environment Agency water quality data; ground, surface and sea	Performance guidelines set by Water Framework and Bathing Directives
B6. Maintain the sense of openness and tranquillity of the countryside and undeveloped coast	- Development outside of settlement boundaries	No planning permissions for new build residential development other than in line with specific Core Strategy Review provisions e.g. Rural exceptions (CSD1)
B7. Manage the district's coast to ensure resilience to climate change processes, reducing the risk to life and property from flood hazards, and actively managing coastal environments for green infrastructure and sustainable recreational purposes	- Implementation of the Folkestone to Cliff End Flood and Erosion Management Strategy	Review progress in implementation of flood defence actions in Table 6.1
B8. Enhance the character and function of the district's historic towns and villages, and the management of historic assets/visitor attractions	- Conservation Area Appraisals	Adoption of reviews to all conservation area boundaries
B9. Promote choice in means of transport through opportunities for walking and cycling and improved public transport networks and information	- Expand bus routes	Increase in number of routes with a 7-day a week service

Table 6.2 Aims arising from Strategic Need B

Aim	Measurement	Target
C1. Create distinctive places and cohesive neighbourhoods and encourage increased voluntary activity, the provision of new community buildings and retention of existing viable local community buildings and civic interest in community development	<ul style="list-style-type: none"> - Community buildings - Adoption of community plans inc Neighbourhood Development Plans - Assets of Community Value designated 	No net loss of community buildings.
C2. Ensure choice of high-quality residential accommodation is maximised within individual neighbourhoods and villages, with a mix of housing size, type and tenure, including opportunities for self- and custom-build homes	- Housing Flows Reconciliation Form	50 per cent of completions over the period of the plan to consist of 3 (or more) bedroom dwellings
C3. Assist in meeting the essential needs of vulnerable local social groups and provide more properties that allow people to remain living independently		New built schemes over 10 dwellings to include a minimum of 20% of market dwellings meeting Building Regulations M4(2) Category 2 (Accessible and Adaptable Dwellings)
C4. Improve sports, recreational space, health care and other facilities and reduce relative disparities in the health of communities	- Improvements to district sports facilities	Delivery of improvements to existing sports grounds and development of major new sports facilities in the urban area
C5. Increase access to services that are appropriate to the needs of the local population and improve and maintain essential rural services and infrastructure	- Additional school and GP premises	No net loss of school and GP premises per year
C6. Improve the urban environment, including the usage and sense of security of key public spaces including major parks, town centres and public transport stations	- Where possible opportunities to co-ordinated major physical improvement programmes to parks, railway stations or public realm	
C7. Reintegrate physically divided or highly linear villages and neighbourhoods through central social infrastructure or community development	- New locally led public open space, community buildings, pedestrian/ cycle upgrades, or public services	
C8. Improve Town Centre environments, facilities and communications for businesses and visitors in the Romney Marsh area	- Interventions to address market failure in fast broadband for isolated communities	Average of at least one major new facility completed every third year over plan period in Romney Marsh

Aim	Measurement	Target
	- Major town centre physical improvement programme	
C9. Consolidate communities that are hosting significant new developments	- Community facility, public services or new build retail/employment premises to develop in parallel with residential development	Average of at least one new community/commercial planning permission per 'major' residential permission over the plan period

Table 6.3 Aims arising from Strategic Need C**6.5 Aims arising from Strategic Need D**

Aims	Measurement	Target
D1. Ensure adequate land is identified to meet housing need over the plan period, with an aim to provide sufficient capacity beyond the plan period or headroom, should housing need increase	Under Review	Targets to be reviewed
D2. Include a balanced mix of land uses, housing tenures, community facilities and strategic open spaces with long term stewardship and management arrangements established at an early stage	Under Review	Targets to be reviewed
D3. Promote innovative and distinctive architecture whilst protecting and enhancing unique landscapes and heritage assets. Building construction should be characterised by longevity, smart energy solutions and environmentally adapted materials	Under Review	Targets to be reviewed
D4. Healthier living to be encouraged by the generous provision of sports pitches, recreational facilities and land for locally grown produce	Under Review	Targets to be reviewed
D5. Areas and facilities within new development must be accessible to all. This is facilitated by physical linkages such as public transport, walkways and cycle paths	Under Review	Targets to be reviewed
D6. Housing options that meet the different and changing needs of young people, growing families and the elderly.	Under Review	Targets to be reviewed
D7. Public transport planning must be an integral aspect of strategic new development	Under Review	Targets to be reviewed
D8. Green corridors within and connecting built-up areas should be emphasised in urban design, particularly to balance and enhance the built environment in high density areas	Under Review	Targets to be reviewed
D9. Requiring a reduction in waste from new homes and businesses and achieving an increase in recycling rates significantly higher than is achieved in established towns in Kent	Under Review	Targets to be reviewed

Table 6.4

6.6 In relation to addressing future challenges, external and internal sources of risk and change have been examined against each other in the Table below.

Structural Drivers	Summary of risk implications by Strategic Need
1. Economic and political pressures and fluctuations	Strategic Need A - Structural risk summary: <i>The depth and breadth of associated challenges is readily apparent when looking across structural drivers for this issue, as avenues for addressing local weaknesses are restricted on a range of fronts in terms of delivery resources. This highlights the importance of recognising the impact of communication links on places and the need for active place-shaping: providing a uniquely district-specific response to this challenge and new economic practices.</i>
2. Finite natural resources and growing environmental risks	Strategic Need B - Structural risk summary: <i>This expresses the directness of the relationship between this local challenge to global context. The implications of wide social and economic/policy changes in this sphere are not yet clear. Evaluation does indicate again the opportunity arising from a greater premium on a sense of place, in particular environmental features that are valued for their broad contribution towards what people regard as attractive places. This may be contingent on robust management arrangements.</i>
3. Social trends and changing household structures	Strategic Need C - Structural risk summary: <i>This shows that whilst the constraints of uncertainty and withheld public/private resources may not necessarily be overcome, and support services may be challenged, new/softer opportunities may remain applicable. In particular, whilst organising local actions may be discouraged if change is more rapid, the end prospect of an increased resource and social capital from empowerment of neighbourhoods may result in individuals, such as retired people, working together to bring forward non-material resources of their own which may be captured positively.</i>
4. Technological innovations and shifting relationships between people and place	

Table 6.5 External and internal risk perspectives

6.7 Looking at structural drivers across needs, it is apparent that economic and environmental context may be strongly applicable to risks locally and must be closely monitored across the district, whereas the local scope of social and technological aspects may be more positive (if identified potential can be realised).

6.8 This can inform evaluation of more specific or immediate risks. The following Table uses this theme to identify possible specific risk events to overall delivery. The likelihood and sustainable development 'criticality' (rating seriousness) is considered in order to focus on the most prominent risks, so that they can be related back to key elements of the spatial strategy.

Event applicable to plan delivery	Relative likelihood of event	Relative seriousness to local aims
The national economy seriously under-performs over the majority of the plan period (no net GDP rise)	Low	Medium
Confidence in the local housing market decreases and house sales remain limited in volume over an extended period	Low	High
Development of premises for local office/industrial purposes remains highly constrained over the whole plan period	High	Medium
A serious emergency incident occurs with major local environmental implications	Low	High
Developments in Folkestone fail to deliver resources to reach a critical mass necessary to provide transformative public realm upgrades	Medium	Medium

Event applicable to plan delivery	Relative likelihood of event	Relative seriousness to local aims
Place-competition to capitalise on High Speed 1 proves unexpectedly intense (substantial decline in interest in moving to live/work in the district from outside of the sub-region)	Low	High
Place-competition for creative industries intensifies substantially (significant decline in demand to live/work in the district for these purposes)	High	Medium

Table 6.6 Identifying 'high' risks

6.2 Appendix 2: Glossary of Terms

Adoption - The formal decision to approve the final version of the document, at the end of all the preparation stages, bringing it into effect.

Affordable housing - Housing for sale or rent for those whose needs are not met by the market. The National Planning Policy Framework categorises affordable housing as housing complying with one or more of the following definitions:

- Affordable housing for rent;
- Starter homes;
- Discounted market sales housing; and
- Other affordable routes to home ownership (including shared ownership, relevant equity loans, other low cost homes for sale and rent-to-buy).

Amenity - A general term used to describe the tangible and intangible benefits or features associated with a property or location, that contribute to its character, comfort, convenience or attractiveness.

Authority Monitoring Report (AMR) - A document produced by the local planning authority providing an analysis over a period (a year or shorter time period) of the performance of planning policies and reporting on progress made in producing up-to-date planning policy.

Ancient woodland - An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

AONB - Area of Outstanding National Beauty, a national designation applying in Folkestone & Hythe in the Kent Downs AONB.

Appropriate Assessment - See *Habitats Regulations Assessment*

Biodiversity - The variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

BOA - Biodiversity Opportunity Area.

Building for Life - The national standard for well-designed homes and neighbourhoods. A Building for Life assessment scores the design quality of planned or completed housing developments against 20 criteria.

Broad location - General locations for growth formally indicated on the Key Diagram; includes sites for major development where technical or infrastructure information does not currently allow the exact extent of land to be confirmed. Does not constitute a formal (Strategic) Allocation; planning permission is still required to deliver development.

Brownfield land (also known as previously developed land) - Land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. There are a number of excluded categories, including residential gardens, allotments and land where the remains of the structure have blended into the landscape.

Climate change adaption - Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to reduce harm or make use of beneficial opportunities.

Climate change mitigation - Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure - Facilities available for use by all the community, such as church or village halls, doctor's surgeries and hospitals. Community facilities could also include children's playgrounds and sports facilities.

Community Infrastructure Levy (CIL) - A fixed charge set by local authorities on development in their area, based on floorspace (£/sqm). The specific levy amount is set in the authority's CIL Charging Schedule. Folkestone & Hythe's CIL charge came into effect on 1 August 2016.

Conservation Area - An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, formally designated.

Core Strategy - The plan setting out the long-term vision for the district's development, the spatial objectives and strategic policies to deliver that vision. The current Core Strategy was adopted in September 2013 and looks to the period 2030/31. It will be replaced by the Core Strategy Review, when that plan is adopted.

Core Strategy Review - The plan setting out the long-term vision for the district's development, the spatial objectives and strategic policies to deliver that vision (this document). It looks to the period to 2036/37.

Custom build - See Self-build.

Department for Communities and Local Government (DCLG) - See Ministry of Housing, Communities and Local Government (MHCLG).

Development Management - The process of assessing and making decisions on planning applications submitted to the local planning authority. Planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible within statutory timescales, unless a longer period has been agreed by the applicant.

Development Plan - Statutory documents drawn up by local planning authorities following public consultation and independent examination, containing planning policies for the development of identified sites or general development management policies with criteria, used to decide planning applications.

Environment Agency (EA) - Government agency concerned mainly with rivers, flooding and pollution.

Examination in Public (EiP) - a form of independent public inquiry into the soundness of a submitted Local Plan document which is chaired by an Inspector appointed by the Secretary of State. After the examination has ended the Inspector produces a report with recommendations as to how the plan may need to be amended to be considered 'sound'.

Facilities - Public or private premises that are used for, or help to provide, services and infrastructure for visiting members or the public.

Folkestone & Hythe District Council - The local planning authority for the district (from 1 April 2018), formerly known as Shepway District Council.

Greenfield Land - Land which has not been developed before, and is not defined as previously developed 'brownfield' land.

Green Infrastructure - A network of protected sites, nature reserves, green spaces, waterways and greenway linkages (including parks, sports grounds, cemeteries, school grounds, allotments, commons, historic parks and gardens and woodland). It offers opportunities for a number of functions, including recreation and wildlife as well as landscape enhancement.

Gypsy and Traveller - Defined by government (in 'Planning policy for traveller sites', DCLG, 2015) as: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."

Gypsy and Traveller Sites - Sites either for settled occupation, temporary stopping places or transit sites for people of nomadic habit of life, such as Gypsies and Travellers.

Habitats Regulations Assessment (including Appropriate Assessment) - A legal requirement examining the potential impacts of policies and proposals on the nature conservation integrity of Natura 2000 Series sites.

Index of Multiple Deprivation - Combines a number of indicators chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England.

Infrastructure - A collective term which relates to all forms of essential services like electricity, water and road and rail provision, including social/community facilities.

Internationally designated habitats - See *Natura 2000 Series Sites*.

Kent County Council (KCC) - Countywide local authority responsible for a range of strategic functions and services such as highways (non-trunk routes), minerals and waste planning, and education and social care.

Key Diagram - A diagram to show the general location of key elements of the Core Strategy **Review**. This includes for example, the broad locations for development in the district.

Lifetime Homes - Homes which are built to an agreed set of national standards that make housing more functional for everyone including families, disabled people and older people. They also include future-proofing features that enable cheaper, simpler adaptations to be made when needed.

Local Housing Market Area (LHMA) - geographical areas within East Kent defined in the SHMA by economic household demand and preferences. Housing markets do not respect administrative boundaries and may comprise smaller, more local sub markets and neighbourhoods.

Local Plan - A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. It is the statutory development plan for the area, containing the policies that make up the legal starting point for deciding planning applications.

Low Carbon Development - a development which achieves an annual reduction in net carbon emissions of 50% or more from energy use on site e.g. by reducing energy demand through passive design and energy efficient technology and supplying energy from renewable sources.

Main town centre uses - The term for a range of land uses that should be directed to town centres. The definition includes:

- Retail development (including warehouse clubs and factory outlet centres);
- Leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls);
- Offices; and
- Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Employment Sites - A Core Strategy term indicating general places where land is/will be allocated for industrial, warehousing or office uses.

Ministry of Housing, Communities and Local Government (MHCLG) - The central government department responsible for policy on local government, housing, planning and regeneration. Formerly the Department for Communities and Local Government (DCLG).

Mixed-use development - Development for a variety of uses on a single site. Uses may be mixed horizontally (in different areas of a site) or vertically (in different floors of a building).

National Planning Policy Framework (NPPF) - A document which sets out the government's planning policies for England and how these should be applied. It provides the framework within which local plans should be prepared and decisions on planning applications should be made. It was first published in March 2012. A revised version, which replaces the 2012 NPPF, was published in July 2018. It is supported by more detailed Planning Practice Guidance.

Natura 2000 series sites - Internationally designated sites of nature conservation importance (including current and, in effect, proposed Special Areas of Conservation / Special Protection Areas) subject to Habitats Regulations Assessment.

Natural England (NE) - Government agency concerned with the natural environment, including biodiversity and the countryside.

Neighbourhood plan - A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area (such as a parish or town neighbourhood). Neighbourhood plans are part of the statutory development plan for the area and have the same status as the local plan.

North Downs (District Character Area) - A part of Folkestone & Hythe used for descriptive purposes constituting the district's wards of North Downs East, North Downs West, Tolsford, Lympe & Stanford, and Elham & Stelling Minnis.

(Open) Countryside - Rural and coastal areas defined as land lying outside the settlement boundaries shown on the Policies Map.

Place-shaping - The ways in which local government and its partners can create safe, attractive, vibrant communities where people want to live and work.

Planning Inspectorate (PINS) - An agency of central government which provides independent adjudication on planning issues.

Planning Practice Guidance - More detailed guidance supplementing the National Planning Policy Framework provided by the government to guide developers and local planning authorities. It is published online and periodically updated. (See: <https://www.gov.uk/government/collections/planning-practice-guidance>)

Policies Map - A statutory map of a local planning authority accompanying its *Local Plans*, and defining the spatial extent of relevant policies in it. Formerly known as the Proposals Map.

Previously Developed Land - see *Brownfield Land*.

Priority Centres of Activity (PCAs) - A term used in the Core Strategy Review for locations central to people, place or prosperity incorporating town, district and local (village/neighbourhood) centres and Major Employment Sites.

Public Realm - The space between and within buildings that is publicly accessible including streets, squares, forecourts, parks and open spaces.

Ramsar site - A wetland of international importance, designated under the 1971 Ramsar Convention.

Registered Social Landlord (RSL) - Government-funded, not-for-profit organisations that provide affordable housing. They including housing associations, trusts and co-operatives.

Renewable Energy - Energy derived from a source that is continually replenished such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy.

Romney Marsh (District Character Area) - A part of **Folkestone & Hythe district** used for descriptive purposes constituting the district's wards of Romney Marsh, Dymchurch & St Mary's, New Romney Town, New Romney Coast and Lydd.

Self-build - The practice of aspiring homeowners creating their own homes. Self-builders' inputs may vary from undertaking the building work themselves to contracting out some or all of the work to an architect or building package company. Consequently the term 'custom house-building' is also commonly used. Self-building may be approached in a number of different ways:

- **Individual custom build** - where an individual buys a plot of land and builds a home. The self-builder may do some or all of the build themselves, or employ a builder to oversee the build;
- **Group custom build** - where a group of people come together to create a housing development which they then live in. They may build the homes themselves or do this with help from a developer; and
- **Developer-led custom build** - where a developer provides a design-and-build service to purchasers which give people a chance to create a house design that suits their own preferences and needs.

Sequential Approach - An approach to planning decisions which may require certain sites or locations to be fully considered for development before the consideration moves on to other sites or locations. The approach could apply to issues such as retail development, or the use of land at risk from flooding.

Settlement Hierarchy - settlements are categorised into a hierarchy based on the range of facilities, services and employment opportunities available, plus the ability to access other higher-ranking settlements by public transport. See policy SS3.

Shepway District Council (SDC) - Local planning authority preparing the Core Strategy **Review**. From 1 April 2018 the local planning authority changed its name to Folkestone & Hythe District Council.

Shepway District Local Plan Review (2006) - Adopted by the council on 16 March 2006. As set out in the Planning and Compulsory Purchase Act 2004, the council made a request to central government to continue to use (most) specific policies. These policies 'saved' in 2009 and not deleted by the Core Strategy remain part of the Development Plan and will remain saved until they are replaced by specific policies in a new adopted Local Plan document.

Site of Specific Scientific Interest (SSSI) - A conservation designation for the protection of an area because of the value of its flora and fauna or its geological interest.

Social Capital - Defined by advocate Robert Putnam (1993) as the networks, norms and trust among people who share similar objectives; classified as a geographical concept whereby the relationships of people are shaped by the areas in which they live.

South East Plan (the former Regional Spatial Strategy applicable to Shepway). Published by the DCLG in 2009, providing statutory planning policies for a region. Previously part of the Statutory Development Plan alongside local Development Plan Documents. It was partially revoked in 2013.

Spatial Planning - this concept brings together policies for the development and use of land with other policies and strategies which too have ramifications for the nature of places and how they operate.

Special Area of Conservation (SAC) - Areas given special protection under the European Union's Habitats Directive, which was transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area (SPA) - Area identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds. The are European designated sites, classified under the Birds Directive.

Strategic Flood Risk Assessment (SFRA) - Assessment required under national policy and providing an analysis of the main sources of flood risk to the district, together with a detailed means of appraising development allocations against the risks posed by existing and forecast coastal and river flooding.

Strategic Housing Land Availability Assessment (SHLAA) - A study that provides an assessment of the scale of potential housing land opportunities over a 15 (or more) year period. It cannot allocate or grant planning permissions but does lead to a pool of possible housing sites to inform future Local Plans through further public consultation and additional evidence gathering.

Strategic Housing Market Assessment (SHMA) - An assessment that provides an understanding of how housing markets operate within a given area, showing housing need and demand. **The SHMA for Folkestone & Hythe was undertaken in partnership with Dover District Council.**

Strategic (Site) Allocation - A site central to achievement of the strategy, where the principle and main features of development are established through a formal designation (allocation) of a specific parcel(s) of land **in a development plan**. Planning permission is still required to deliver development.

Statement of Community Involvement (SCI) - sets out the council's approach to how and when it will consult with the community in the preparation of planning documents and making decisions on planning applications.

Submission stage - The stage at which a planning policy document is sent to the Secretary of State as a prelude to its examination, having previously been published for public inspection and formal representations. **In practice the process is managed by the Planning Inspectorate (or PINS).**

Supplementary Planning Document (SPD) - Provide further explanation or elaboration of policies contained in Local Plans. May take the form of design guides, area or site development briefs, masterplan or issue-based documents.

Sustainability Appraisal (SA) - A legal requirement examining the social, economic and environmental impacts of policies and proposals.

Sustainable Development - Usually referred to as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland, 1987).

Sustainable Transport - Management of transport for sustainable development purposes. Can be travel management measures or any form of transport, including all alternatives to the private car, especially low-carbon travel modes. Often relates to travel by bus or train but also includes walking and cycling.

Sustainable Drainage Systems (SuDS) - Sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.

The Urban Area (District Character Area) - A part of **Folkestone & Hythe district** used for descriptive purposes constituting all Folkestone and Hythe wards.

Viability - A viable development is one where there is no financial reason for it not to proceed, where there is the correct relationship between gross development value (GDV - the amount a developer receives on completion or sale of a scheme) and development costs (e.g. build costs). An unviable scheme is one where a poor relationship exists between GDV and development costs so that profitability and land value are not enough for a development to proceed.

Water Framework Directive - More formally the Directive 2000/60/EC of the European Parliament and the Council of 23 October 2000, which established a policy framework for action on water quality.

Windfall Site - A previously developed site which has not been specifically identified as available through the development plan process, but which unexpectedly becomes available for development. A windfall dwelling is a dwelling which is delivered from such a site.

Zero Carbon Development - A development that after taking account of emissions from space heating, ventilation, hot water and fixed lighting, expected energy use from appliances, and exports and imports of energy from the development to and from centralised energy networks, will have net zero carbon emissions over the course of a year.

6.3 Appendix 3: Housing Trajectory

6.9 [See Cabinet Report for draft Housing Trajectory]

This Report will be made public on 6 November 2018



Report Number **C/18/46**

To: Cabinet
Date: 14th November 2018
Status: Non key
Head of service: Dr Sarah Robson, Assistant Director - Strategy, Performance and Communications
Cabinet Member: Councillor John Collier

SUBJECT: Sandgate Design Statement Review 2018

SUMMARY:

Sandgate Parish Council has reviewed and updated the Sandgate Design Statement. The original Design Statement was adopted by the District Council's Cabinet in June 2013 as a Supplementary Planning Document (SPD). Although the revisions are generally minor, the Statement will need to be subject to public consultation as a number of the policies have been changed.

REASONS FOR RECOMMENDATIONS:

The Sandgate Design Statement was adopted by the District Council's Cabinet in 2013 as a Supplementary Planning Document, which provides it with greater weight when considering planning applications. The Design Statement has now been reviewed and updates are proposed. To ensure that the Design Statement continues to carry the same weight, the District Council will need to follow the processes for SPD set out in Government legislation. This includes a period of public consultation.

RECOMMENDATIONS:

1. To receive and note report C/18/46.
2. To agree to the publication of the amended Sandgate Design Statement for public consultation.
3. To agree that if changes resulting from consultation are minor, the final version of the Sandgate Design Statement be delegated to the Assistant Director – Strategy, Performance and Communications in consultation with the Cabinet Member for the District Economy for agreement and adoption.

1. BACKGROUND

- 1.1 The Sandgate Design Statement was adopted by the District Council's Cabinet as a Supplementary Planning Document (SPD) in June 2013. This was produced following a commitment in Sandgate Parish Council's Parish Plan to produce a design statement as a means to ensure that the aspirations of the local community would influence the future development of the village.
- 1.2 Supplementary Planning Documents are documents which add further detail to the policies in a local authority's development plan. They can be used to provide further guidance for development on specific sites, or on particular issues. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
- 1.3 The revised National Planning Policy Framework (NPPF) states *"Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics ... To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design."*¹
- 1.4 The original Design Statement was produced by a working group formed from members of Sandgate Parish Council and local residents, supported by a professional planning consultant. The District Council also provided assistance. The current Sandgate Design Statement can be viewed on the council's website².
- 1.5 The Sandgate Design Statement set out a considered approach to design issues within Sandgate in the context of the National Planning Policy Framework (NPPF). Key to the document has been the identification of a series of character areas that reflect distinct zones within the parish drawing upon a variety of architectural styles and built characteristics.
- 1.6 The Statement then continues to examine the following four topic areas that are considered important in the manner in which the built environment is interpreted, functions and how it could be improved. These are:
 - Land instability;
 - Sandgate's Natural Landscapes;
 - Improvements to the Public Realm of Sandgate High Street; and
 - Traffic and parking.
- 1.7 Furthermore, the design statement then sets out a series of 11 design principles. These can be divided into two types:

¹ National Planning Policy Framework, July 2018, paragraphs 125 and 126 and Annex 2: Glossary.

² https://www.folkestone-hythe.gov.uk/media/3097/Sandgate-Design-Statement-2013/pdf/Sandgate_Design_Statement_2013.pdf

- Those that are legislative or policy related in nature; and
 - Those that relate to the physical characteristics of Sandgate that contribute to the built environment.
- 1.8 To ensure that the Statement is kept up-to-date, the Parish Council has now undertaken a review and is proposing amendments. This was undertaken by the Parish Council and a member of the Civic Society, with advice at the latter stages by District Council Planning Policy Officers. The proposed changes made to the Plan do not change the overall structure or emphasis of the Strategy and are, overall, generally minor to update or strengthen text and policies. The text that is proposed to change is highlighted on the draft document in Appendix 1.
- 1.9 The Parish Council proposes, however, to include a new section within the Appendices 'Buildings of Local Interest'. Sandgate Parish Council and the Sandgate Society (the local civic society) jointly proposed that, given the exceptional heritage legacy in the village, a Local List should be produced. This section reflects the aspirations of draft Policy HE3 of the emerging Places and Policies Local Plan Local and also reiterates the criteria for considering whether a nominated building is worthy of local listing. A protocol for considering any nominated building is also outlined.
- 1.10 Sandgate Parish Council has also requested that an Article 4 direction be introduced to the Sandgate High Street and Esplanade Conservation Areas. This would remove permitted development rights in this location, which would bring minor changes to properties back under planning control to ensure that change can be properly managed and not detrimentally affect the character and/or special qualities of the area. The Council's Constitution currently indicates the Head of Planning is authorised to make directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to take away rights conferred by Class A, part 2, Schedule 2 of the Order subject to prior consultation with the relevant member of the Executive. If an Article 4 direction is pursued for Sandgate in the future, this will be reported to Members in due course.

Process for updating SPDs

- 1.11 The Design Statement was adopted by the District Council as a Supplementary Planning Document (SPD). The process of producing an SPD is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.12 The Regulations indicate that before a local planning authority can adopt a SPD, it must publish the document for public consultation. This consultation period is shorter than that stipulated for local plans at four weeks (minimum). A statement must be prepared for the consultation that details:
- The persons the local planning authority consulted when preparing the supplementary planning document;
 - A summary of the issues raised: and

- How those issues have been addressed.
- 1.13 The narrative has been prepared in draft and will be completed if Cabinet agrees to consult on the revised document. This section will indicate that the original design statement was carried out following public consultation on the Parish Plan and that the update was carried out by Parish Council with the Civic Society. It will also state that advice from Historic England was sought.
- 1.14 Following the consultation, the responses will be reviewed and any proposed amendments made to the document. If proposed changes are minor, it is recommended (Recommendation 3) that the revised Sandgate Design Statement is agreed for adoption by the Assistant Director – Strategy, Performance and Communications in consultation with the Cabinet Member for the District Economy.
- 1.15 If proposed changes are major, the revised document, with proposed amendments, will be taken back to Cabinet for changes to be agreed prior to adoption.

Strategic Environmental Assessment

- 1.16 In 2013 the council was required to consider whether the Sandgate Design Statement would require a Strategic Environmental Assessment (SEA). The requirement for SEA originates from the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment or 'SEA Directive'. In the UK this is expressed through The Environmental Assessment of plans and programmes 2004 (the SEA Regulations). Therefore it was necessary to establish whether the policies within the Sandgate Village Design Statement were are likely to have a significant enough impact on the environment to necessitate a full Strategic Environmental Assessment.
- 1.17 To do this, the council undertook a SEA Screening Opinion. This was carried out using a range of sustainability criteria that were used to evaluate the impact of the Core Strategy Local Plan (2013). It was established that a full SEA would not be required on the original 2013 document.
- 1.18 As several policies within the Sandgate Design Statement have been amended in order to update them, it has been necessary to revisit the original SEA Screening Opinion in case the previous outcome has changed. Officers from the council's Planning Policy Team undertook this revised assessment.
- 1.19 The new section Buildings of Local Interest can be considered as contributing positively to aim 2³. Criteria used for the local listing have been taken from the Places and Policies Local Plan which has been subject to a sustainability appraisal. In evaluating the updated policies and

³ Sustainable Criteria: 'To conserve, enhance and make accessible the District's countryside, heritage and historic environment'.

text it is concluded that the amendments do not warrant a change to the original conclusion that a full SEA is not required.

2. CONSULTATION

- 2.1 The Sandgate Design Statement was reviewed and updated by the Parish Council and the Civic Society. If approved by Cabinet, the proposed updated Design Statement will be published for public consultation.

3. OPTIONS

- 3.1 There are three possible options to consider for the Sandgate Design Statement review.

- i) Do not update the Design Statement;
- ii) Update the Design Statement but do not consult; or
- iii) Update the Design Statement and consult.

- 3.2 With regard to the first option, government guidance states that planning documents should be reviewed on a regular basis to ensure that they are up-to-date with national policy. The older the document, the less weight can be given to it for planning purposes. The Sandgate Design Statement SPD has proven to have been successful in ensuring new developments are designed to a high standard. If it is not reviewed the weight that can be given to it would fall and its effectiveness would diminish.

- 3.3 If the Design Statement was updated but did not follow the legislative process, it could not be adopted as a SPD and have the weight attributed to it. The effectiveness of the document would, therefore, again diminish.

- 3.4 The legislative process indicates that SPDs must be consulted on before they can be adopted. To follow this process would ensure that the full weight of Supplementary Planning Document status could be attributed to the updated document and its effectiveness retained.

Conclusions

- 3.5. The Sandgate Design Statement is proposed to be updated with minimum changes to the text. The new section relating to buildings of local interest reflects the emerging Places and Policies Local Plan and could be a good test on how to proceed with this issue. To ensure that the Design Statement continues as a SPD and carries the same weight as before, it is recommended that the revised document is published for public consultation.

4. RISK MANAGEMENT ISSUES

Perceived risk	Seriousness	Likelihood	Preventative action
Revisions to the Sandgate	Medium	Low	The district council's Planning Policy Team has

Design Statement undermine its effectiveness in deciding planning applications			provided advice to the Parish Council in revising the statement. Public consultation would allow respondents, including statutory organisations, to highlight any parts of the document that may need to be amended before it is finalised. The effectiveness of the updated Design Statement would need to be monitored after its adoption and revised as necessary.
The Sandgate Design Statement is challenged on adoption.	High	Low	The Design Statement is being prepared in accordance with the relevant regulations to ensure it is robust.
Significant changes in legislation and Government planning policies and guidance	Low	Low	The National Planning Policy Framework has recently been updated (July 2018). The new version maintains the role of Supplementary Planning Documents in the planning system (outlined in paragraph 1.3 above).

7. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

7.1 Legal Officer's Comments (DK)

There are no legal implications arising directly out of this report. Under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the Council can give grant planning permission for different types of development. These permissions are usually subject to certain conditions, including in some cases a condition that a developer applies to a local planning authority for a determination as to whether their prior approval is required for certain impacts before the development can begin. The permissions granted by this Order are commonly known as 'permitted development rights'. The Order also sets out the circumstances and the procedure (in Article 4 and Schedule 3) where a local planning authority may remove specified national permitted development rights in part of its area.

7.2 Finance Officer's Comments (CS)

There are no direct financial implications of the proposed recommendations, the publication consultation proposed will be contained within the existing resource base.

7.3 Diversities and Equalities Implications (GE)

There are no equalities implications directly arising from this report. However, if the statement is approved for public consultation an Equality Impact Assessment (EIA) should be carried out as part of an evidence base to fully ensure amendments to the statement do not adversely impact those with protected characteristics as defined under the Equality Act 2010.

8. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

David Whittington Planning Policy Team Leader
Telephone: 01303 853375
Email: david.whittington@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

Appendices:

Appendix 1: Sandgate Design Statement Review 2018

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SANDGATE DESIGN STATEMENT 2018

BY SANDGATE FOR SANDGATE

Design by www.nebulodesign.com

SANDGATE

DESIGN STATEMENT

2018 Review







Foreword

As Chairman of the Parish Council and former Leader of Shepway District Council I am delighted to fully endorse this revision of the first Design Statement in Folkestone and Hythe District Council.

For a small parish, Sandgate's history is particularly rich and varied, while periods of land instability over many centuries have also shaped the character and appearance of many parts of the parish.

The Sandgate Community produced their Village Design Statement in response to the Parish Plan 2010. The Design Statement sets down key planning principles for the parish of Sandgate in one comprehensive document and outlines its historical and topographical background in brief. It provides guidance for householders, planners, developers and other statutory bodies as they consider future development in the Parish of Sandgate. It complies with the Shepway District Core Strategy and has been adopted as a Supplementary Planning Document to it. As such it forms a material consideration in the determination of all planning applications in the parish of Sandgate.

The document represents the wishes of a community passionate about the protection of its built heritage and its outstanding natural setting of wooded hillsides and long coastline, at the same time eager to enhance its environment in challenging economic times.

The review team identified the need for an Article 4 Direction to remove permitted development rights in the Conservation Areas and Heritage buildings of Sandgate. This will strengthen our position when planning applications are made which do not comply with the recommendations of this Design Statement.

You will also see a list of Heritage assets, Grade 1 and 2 listed buildings, scheduled monuments and buildings of local interest as identified by Historic England on the title page of each of the Character areas discussed in this document.

The Sandgate Society has concurrently produced a useful reference document as an Appendix which includes a database (with photographs) of all the Heritage assets within the village, both listed and those of local interest. Unlisted Heritage assets make an important contribution to the rich diversity of architecture in the village - the Appendix explains how an Article 4 Direction can help to protect these buildings from inappropriate alterations.

We continue our endeavours to preserve, protect and enhance Sandgate. I hope it will help make Sandgate a better place and that you find it both interesting and useful.

Councillor Robert Bliss, Chairman Sandgate Parish Council

To download a digital copy of this document visit: www.shepway.gov.uk/content/view/2122/4372/

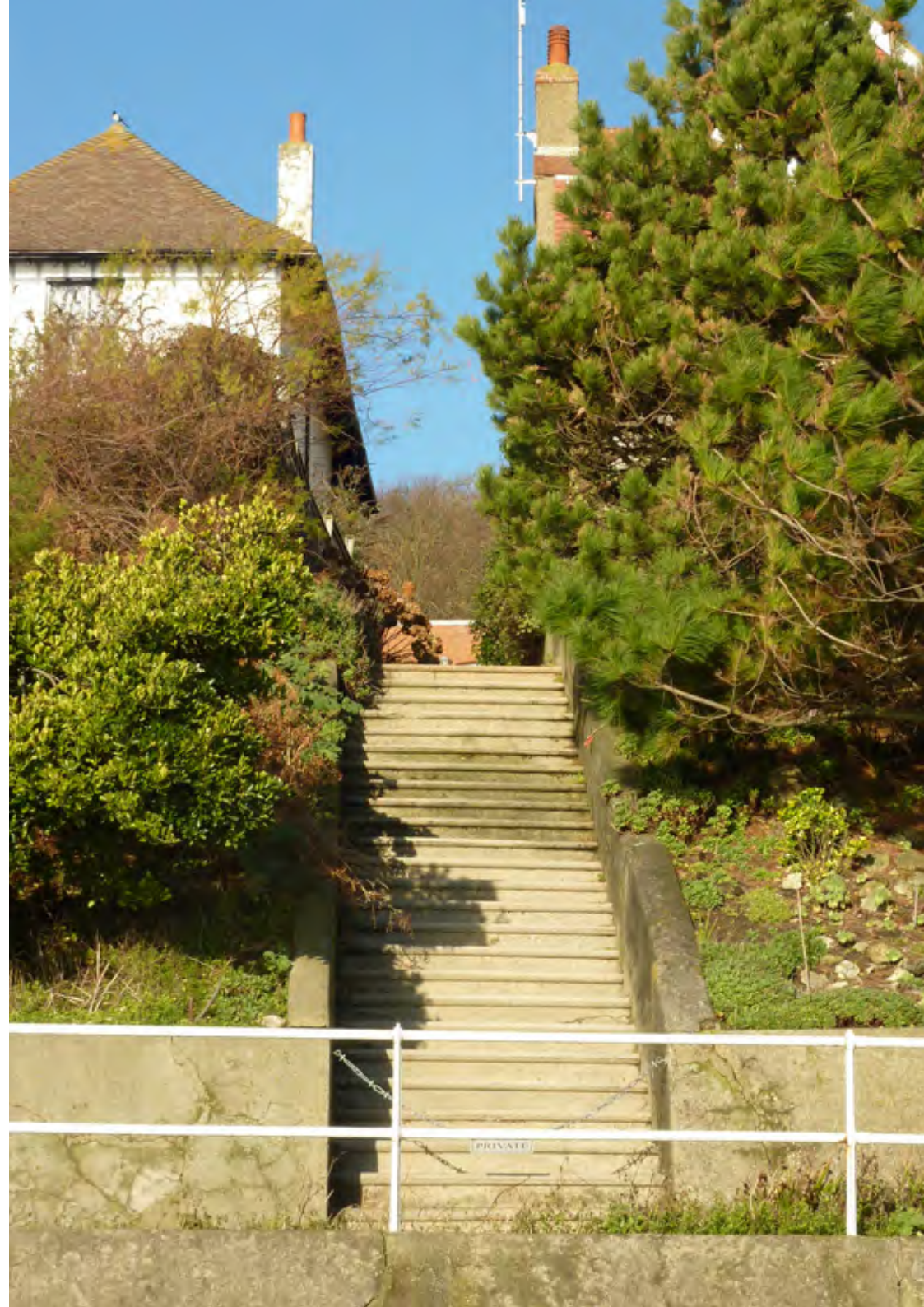
Front cover: Sandgate Beach at Coastguard Cottages, looking west
Rear Cover: Perfect Rainbow, Sandgate Beach looking east

Opposite page: Sandgate Seafront, Granville Parade, on the annual Regatta day

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Opposite: Steps opposite Sir John Moore Memorial, Esplanade with views to the wooded Shorncliffe Escarpment above



Aims of the Sandgate Design Statement

SDS 1

Compliance with the Sandgate Design Statement

All planning applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement.

There is widespread and growing local concern at the increasing threat to the highly attractive and historic built environment of Sandgate by unsympathetic new development in recent years. One of the principal actions proposed in the Sandgate Parish Plan (2010) therefore was the production of a Village Design Statement to

“ensure that the wishes of the Sandgate Community will have a persuasive influence on the future development of the village”.

Village and Town Design Statements focus specifically on design and local distinctiveness. They have been promoted by the government for over 20 years as a way for communities to have a stronger voice in the planning decisions that affect their towns and villages directly. Over 50 Village Design Statements are in use across Kent.

Such community-produced Design Statements have a clear and narrow frame of reference: the design of new development¹. It has thus always been the intention that they have a close ‘fit’ with the statutory planning system in order to maximise their effectiveness.

Village and Town Design Statements have proved to be highly useful and effective in planning decisions and appeals and a popular method of recording, celebrating and enhancing what a local community feels are the distinctive features that make their town or village unique.

The 2013 Sandgate Design Statement was based on extensive survey work, consultation and analysis by residents and businesses in the Parish. Shepway District Council has also provided welcome support throughout the process.

A series of 11 Design Principles have been produced. These are referenced throughout the Design Statement and are listed again in full towards the end of the document.

This 2017 revised version is a supplementary planning document for Sandgate. It is a material consideration which must be consulted by those planning to build in the parish, together with those responsible for making decisions on development proposals. The aim is to ensure that new development accords with the Sandgate Design Statement and its Design Principles and is of high and appropriate quality and design and respecting the historic content in the Conservation Areas*.

¹ For the purposes of this Design Statement ‘development’ refers to both new development as well as alterations and extensions to existing buildings.

*Heritage England - ‘Managing Change in Conservation Areas’ p6

Planning Policy Context

“To be successful, any new development needs to be based on a good understanding of local context ... The positive features of the area should be identified and reinforced in any new proposal.”

Kent Design Guide, 2006

The Sandgate Design Statement has been prepared by the community of the parish of Sandgate to supplement the policies of the Shepway Core Strategy Local Plan (2013), the adopted guidance of the Kent Design Guide (2006), and in compliance with the National Planning Policy Framework (2012). In this it has been supported by the Local Planning Authority, Shepway District Council, through its active membership on the Steering Group. The Sandgate Design Statement conforms with national, regional and local planning policies which promote the importance of high quality design.

In the National Planning Policy Framework (NPPF) the government makes clear that it attaches great importance to ‘local character’ in design of new development, “Developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.”²

The NPPF therefore includes within its Core Planning Principles the requirements that planning empowers local people to shape their surroundings and seek to secure high quality design, taking account of the different roles and character of distinctive areas. The Shepway District Core Strategy (Policy SS3) requires that all new developments deliver “an insistence on high quality and sustainable design”, while policies HB1 and HB2³ require that a high standard of layout, design and choice of materials will be expected for all new development. Materials should be sympathetic to those predominating locally in type, colour and texture.

The District Core Local Strategy (Policy BE6) also recognises the special character of unlisted heritage assets to prevent their demolition; the Shepway Places and Policies Local Plan (2016) (Policy HE3) and the emerging Shepway Heritage Strategy (2018) encourage local listings of undesignated heritage assets, validated against a list of heritage themes which provides a level of protection and will be taken into account in determining planning applications.

SDS 2

Compliance with the Development Plan

Development should be consistent with the National Planning Policy Framework (2012), the policies of the Shepway District Core Strategy (2013), the draft policies of the District Council Places and Policies Local Plan (2016)*, the principles and objectives of Kent Design (2006) and of this Design Statement and should acknowledge, preserve and enhance the built and natural heritage of the parish of Sandgate.

*Currently in draft form

² National Planning Policy Framework, DCLG 2012

³ These policies currently in draft form will replace BE1



Sandgate Parish Map

Key

- 1. BREWERS HILL
- 2. PARADE ROAD
- 3. GRANVILLE ROAD
- 4. LACHLAN WAY
- MAINTENANCE GANGWAY

Development of Sandgate

Sandgate is a parish that is both distinctive and diverse in character. Situated between the towns of Folkestone and Hythe, its largely linear layout stretches along two miles of coastline, from where a number of deep valleys extend inland up the steep, extensively wooded escarpment which runs parallel with the sea, providing a dramatic setting for the village itself.

Historically, the origins of Sandgate lie with its castle, built in the 16th century, along with those at Walmer, Deal, Sandown and Camber, on the orders of Henry VIII as a defence against the growing threat from France and Spain.

Early maps confirm that Sandgate Castle stood in relative isolation until the late 18th century, when a thriving shipbuilding industry began taking advantage of the long coastline and direct access to the English Channel.

More rapid expansion of the village occurred with the development of a large garrison at Shorncliffe Camp on the escarpment above Sandgate, temporary wooden barracks being replaced in 1804 by more solid stone structures housing cavalry and artillery, in addition to the Shorncliffe Redoubt. Further fears of invasion, this time by Napoleon, prompted the construction of a chain of Martello Towers along this stretch of coast, including five in this parish and the construction of the Shorncliffe Redoubt and Garrison on the escarpment above the village to defend the coast. The establishment of such a military base led to fine officers'

dwelling, shops, taverns and other services springing up in the village below to support the occupants of the camp and to cater for their entertainment.

In 1828, Lord Radnor built the Lower Sandgate Road (known also as Radnor Cliff) along the foot of the Undercliff to provide improved access from Folkestone Harbour to Sandgate. The 1840 Tithe Map shows much development that would be recognisable today, though as expected, it is mainly single depth fronting the High Street. During the 1830s and 50s groups of early Victorian Italianate houses were built along the undercliffs here expanding the village and making full use of the wonderful sea views.

By the early 20th century, the village had become an attractive coastal settlement appealing to many well-known artists and writers of the time. It was also home to a number of hospitals, including the Female Hospital on Hospital Hill, which featured in a book by Florence Nightingale, the Shorncliffe Military Hospital and the Helena Hospital for the military families and their families, as well as the Star and Garter Home at Enbrook House for seriously disabled ex-servicemen; all taking advantage of the presumed health benefits of the sea air. Sandgate also developed as a highly attractive seaside resort. Many social reformers and celebrities of literature and the arts visited or made their home in the village including HG Wells, John Ruskin, Mary Shelley, William Wilberforce and Jocelyn Brooke.

SDS 3

Footpaths and Alleyways

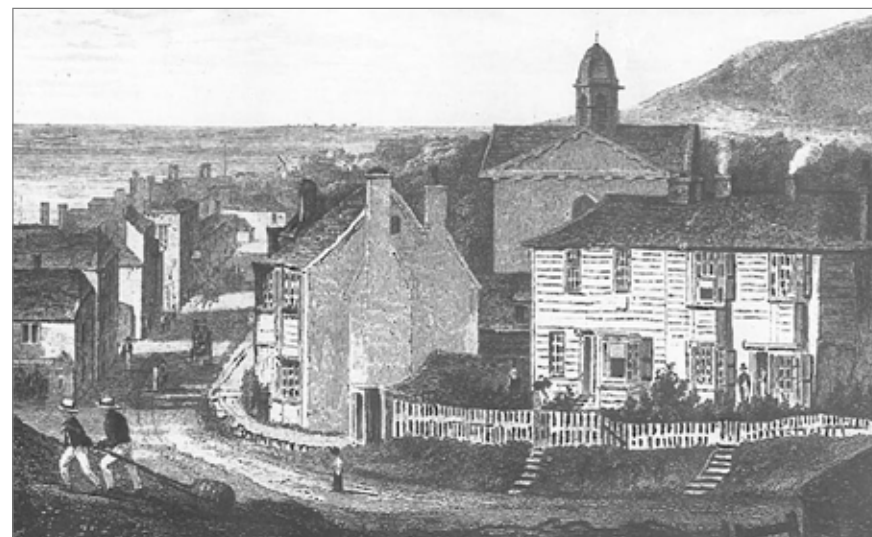
The historic narrow lanes running inland from the sea and connecting the seafront and hillsides to the High Street and the Esplanade are an important feature in the grain and built character of this parish. Their existing layout and character, together with the views of the sea and the wooded escarpment that they provide, should be retained and respected and, where possible, enhanced in any new development.



Above left: Three Centuries of Development in Sandgate 1815, 1903, 2007 (watercolour by Euan Williamson) seen from the same view point at the end of the Leas looking west
 Right: The Old Fire Station, Sandgate High Street

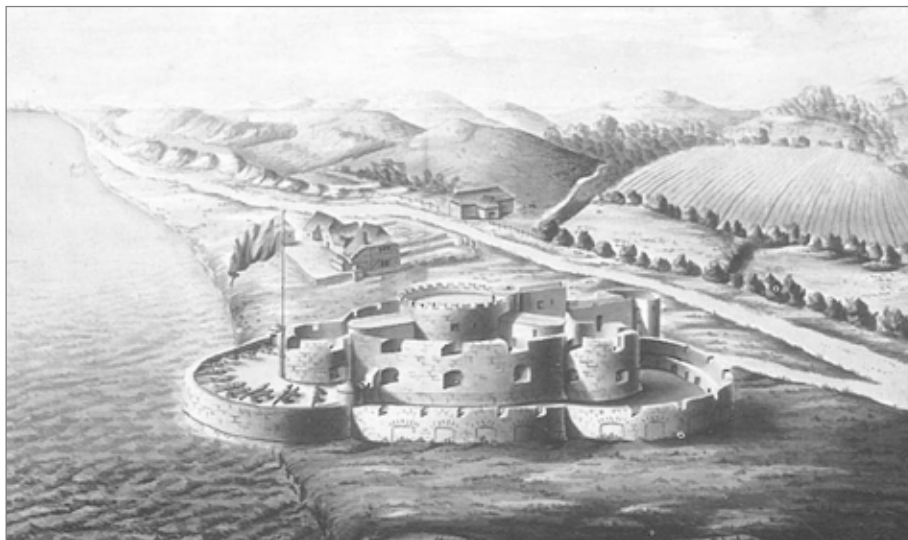
Sandgate has a very rich and varied community life with a wide range of clubs and societies. The Sandgate Society, established in 1962, is dedicated to preserve, maintain and enhance the character and amenity of Sandgate. The Sandgate Heritage Trust was established in 1982 and saved the Old Fire Station building on the High Street where The Sandgate Society is based and which houses a large collection of archives, books, postcards, documents and photographs of the village. The Folkestone & Hythe Operatic and Dramatic Society formed in 1902 is based in the parish at the Tower Theatre, formerly St Mark's Church for the Shorncliffe garrison, the scouts (first formed here in 1908) and cubs are based at the Undercliff, while the Folkestone Rowing Club on Granville Parade is one of many organisations utilising the excellent access to the sea that Sandgate offers.

Since 1999, Enbrook Park has been home to the headquarters of the Saga Group with a contemporary group of buildings designed by the noted architects Michael Hopkins and Partners. In 2010 the Sandgate Community Trust was established to work to preserve, restore and enhance the heritage of the Parish and it has also been instrumental in establishing a high-speed broadband network for the village. Community events take place throughout the year with the annual August bank holiday Sea Festival being an increasingly popular event drawing in visitors to enjoy the wonderful built and natural environment, which gives Sandgate its particularly special sense of place.



Top: Saga Pavillion, Michael Hopkins and Partners, 1999

Bottom: Bottom of Sandgate Hill, Sandgate High Street with the original St Paul's Church, from an engraving by G.S.Shepherd 1829



Top: View of Sandgate looking east, from Coastguard Cottages (with the Saga Headquarters building above) to Radnor Cliff.

Bottom left: Sandgate Castle and Sandgate High Street towards Hythe 1733

Bottom right: Sandgate Castle and Foreshore looking east from a watercolour by Lt. Col. WH Ford c.1811

Sandgate Conservation Areas

Map Key

A Conservation Area is, in law, an area of special architectural and historic interest. The Sandgate High Street and Esplanade Conservation Areas were originally designated on 15th September 1972, with amendments to the former passed on 25th August 1976. In 2009 both Conservation Areas were revised and extended. See maps on p9 & 10 for Conservation Area boundaries.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities to pay special attention to the desirability of **'preserving or enhancing the character or appearance'** of a Conservation Area, or in the case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts. Any proposed development which conflicts with these objectives should normally expect to be refused.

In order to further protect the integrity of the Conservation Areas as well as the character of identified buildings of local interest, an Article 4 Direction in specified areas will be pursued⁴ by the Parish Council in conjunction with the District Council. This aligns with the SDC Places and Policies Plan and the Appendix of the Conservation Area Designation, Appraisal and Management Document.

The 21 Conservation Areas in **Folkestone and Hythe District** are subject to the District Council Places and Policies Local Plan

2016⁵ which requires that the District Planning Authority will

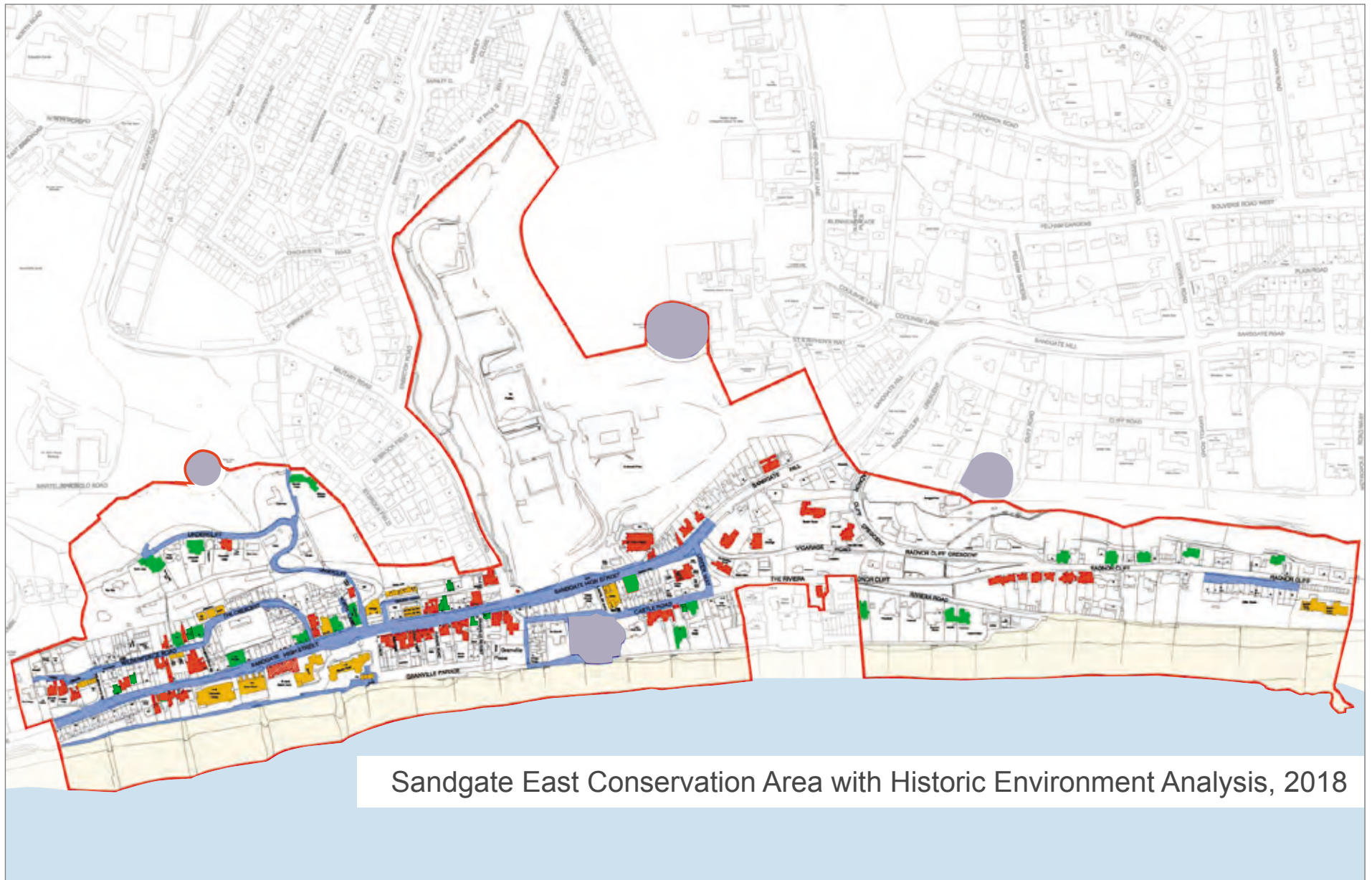
- refuse Conservation Area Consent for the demolition of buildings which contribute to the character or appearance of a Conservation Area
- refuse proposals for infill or backland development which would adversely affect the character of a Conservation Area
- require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of Conservation Areas and
- seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of Conservation Areas as well as the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerbs which are essential to the character or appearance of Conservation Areas.

In addition to the built elements of Conservation Areas the Planning Authority will require applications to protect trees, verges and hedgerows that enhance both the setting and character of Conservation Areas. Only proposals to preserve or enhance the character or appearance of Conservation Areas, including the removal of buildings, structures, and features, which detract from those areas, will be encouraged.

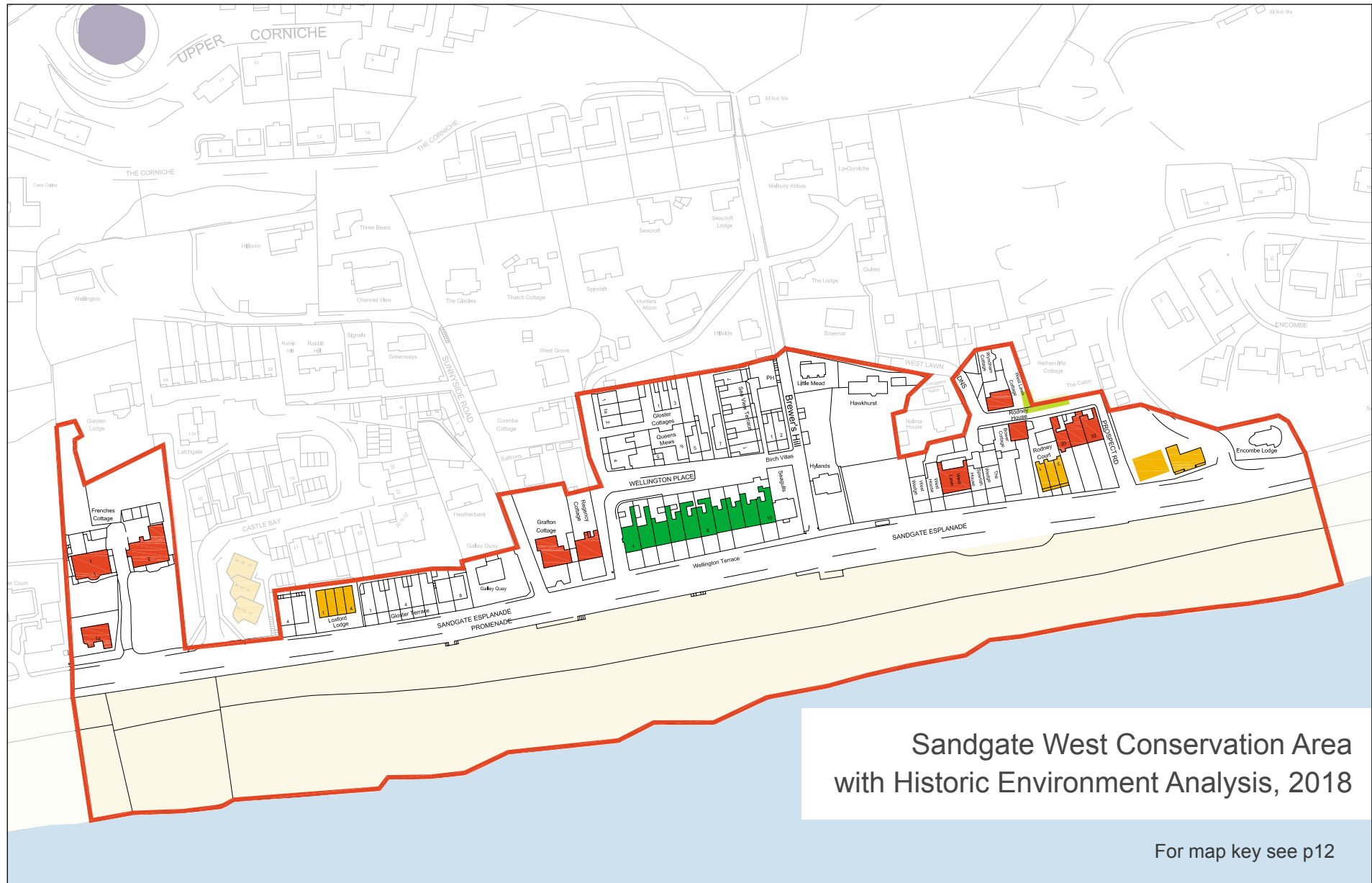
	Scheduled monuments
	Listed buildings
	Buildings recommended for listed status review
	Enhancement opportunity
	Buildings of local interest (Historic England and the Conservation Area Appraisal 2009)
	Negative buildings
	Notable wall
	Conservation area boundary
	Sea
	Sand/shingle

⁴ SDC Heritage Strategy and the Sandgate Conservation Appraisal

⁵ Policies HB1, HB2, Planning Act, PPG and NPPF



Sandgate East Conservation Area with Historic Environment Analysis, 2018



SDS 4

Conservation Areas

All development proposals in or affecting the setting of the Conservation Areas in Sandgate should preserve or enhance the character and appearance of the Conservation Area. Applications should demonstrate as part of Heritage Asset Statements how the Sandgate Conservation Area Appraisal has shaped the development's design. The Parish Council will seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended in the Appraisal at the earliest opportunity.

The National Planning Policy Framework (2012) requires all proposals affecting heritage assets⁶ to include as part of an application a Heritage Asset Statement describing the significance of the heritage asset, including any contribution made by their setting. Planning authorities are required to take such statements into account when determining planning and listed building consent applications, in order to avoid or minimise conflict between the conservation of heritage assets and any aspect of the proposal.

Sandgate Parish has seven Scheduled Ancient Monuments, five Martello Towers, Sandate Castle and the Battery Wall on the Esplanade. There are 117 listed buildings the majority being found in the two Conservation Areas. Many of these are residential properties dating from the late 18th century, and are in generally good states of preservation. These include a number of timber framed and weather-boarded buildings, which contribute to the Conservation Areas domestic scale seaside character. Many of the listed buildings occur within groups and are listed for their group value, such as the eight early Victorian Italianate Marine Villas at Radnor Cliff dating from 1847.

In addition, the Conservation Area Appraisal and a 2017 survey undertaken by the review team (see Appendix A) identified over 40 buildings of local interest including the Chichester Memorial Hall, the Little Theatre (since converted into dwellings) and several houses.

Of these, the pair of houses at Nos. 1 and 3 High Street, No. 61 High Street and the terrace at Nos. 91-99 High Street are considered to merit review by Historic England for statutory listing, the latter on account of retaining a fine group of original shop fronts. Pending any decisions by

Historic England these are included in the proposed list of buildings of local interest. Coastguard Cottages have also long been an important element of the streetscene of Sandgate due in part to their attractive integral uniformity.

In Radnor Cliff and The Riviera recommended buildings of merit include: 17/19, 27, 31/33, 41, and 57 Radnor Cliff, and 6, 14/16 (Beaulieu/Seaholme) on The Riviera.

Negative buildings in the Conservation Areas have also been noted on the maps. These are almost entirely buildings of modern form and massing, or buildings which have been so altered as to have lost any resemblance to their originally intended or traditional appearance.

Sandgate Parish Council (SPC) has appointed a Heritage Champion and the SPC and Sandgate Society (SS) would support training in this role and encourage the development of a network of Heritage Champions throughout Shepway.

⁶ Heritage Assets include Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and locally listed buildings

Character Areas

Sandgate is a diverse parish with its buildings originating from many distinct architectural periods. As a result buildings and streets exhibit an attractive and unusually rich range of characteristics and styles.

Development pressures in the past have, however, unfortunately resulted in schemes that have often failed to reflect the scale, quality and detailing of their immediate built context. Many of such developments were classified as negative buildings in the Sandgate Conservation Area Appraisal. This situation is of great concern to the local community which values and works actively to protect Sandgate's environment, amenities and sense of place. It is the overarching aim of this Design Statement that such inappropriate developments cease and that the character and appearance of the parish, its streetscapes and its exceptional environmental setting is acknowledged and respected in all new development here.

Given the wide variety of architectural styles and built characteristics across the parish it was decided to divide the parish into different Character Areas for the purpose of this Design Statement, each being made up of streets of broadly similar architectural style and origins with its own particular identity and coherent sense of place.

Each Character Area has been surveyed by local residents during the preparation of this document and the results have been discussed and agreed with a wide range of agencies and statutory consultees. The following pages set out the dominant and distinctive characteristics of each of these areas; characteristics which the Design Statement urges new development to respect and reflect.

SDS 5

Character Areas

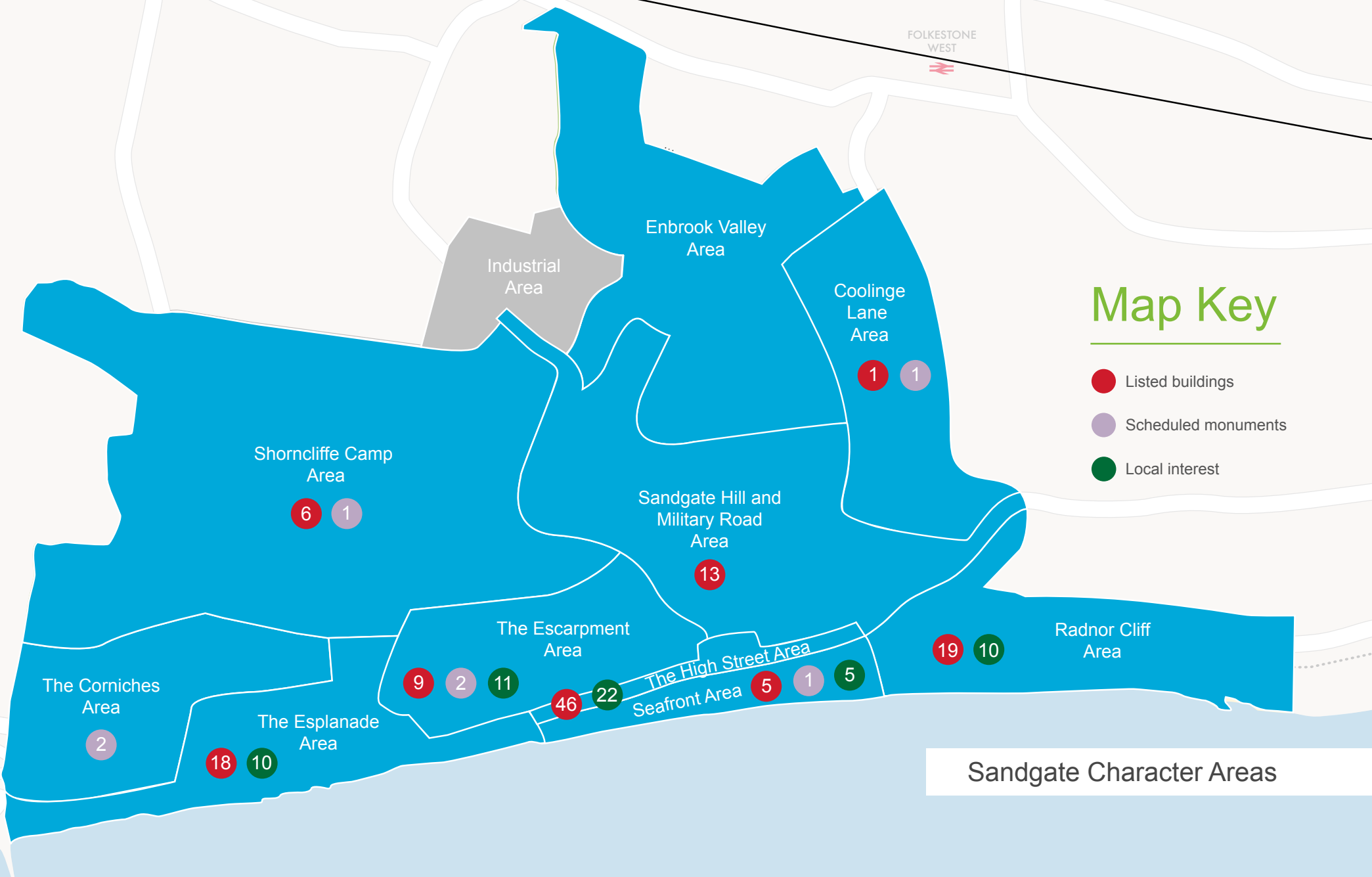
Development should be appropriate to the scale, materials, ridge heights, boundary treatments and detailing of its Character Area, with attention to ornamentation, doors and door canopies, windows, rooflines, massing and orientation while not preventing or discouraging appropriate innovation. In particular the scale of new buildings should be appropriate to the setting such that they do not overwhelm neighbouring properties. A confused application of architectural styles or historic imitation inappropriate to the built context of the site will not be acceptable. Massing and orientation should ensure that physical barriers closing views to the sea or the wooded escarpments are not created.

SDS 6

Street Scene

Detailing

For all applications in the parish developers should provide elevation drawings to scale that accurately show the proposed development in relation to neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofline and building height of adjacent buildings.



Map Key

- Listed buildings
- Scheduled monuments
- Local interest

Sandgate Character Areas

Coolinge Lane Character Area

INCLUDING
ST STEPHEN'S WAY AND
EVERSLEY WAY

Page 288



- Listed buildings
- Scheduled monuments
- Local interest

Until the middle of the nineteenth century, Coolinge Lane was a narrow rural track running from Martello Tower no.5 at the southern end to Coolinge Farm with its associated buildings at the other. The coming of the railway to Folkestone led to building at the northern end of the lane which today lies just outside Sandgate Parish in the vicinity of Folkestone West Railway Station, while by 1914 five private schools had moved into purpose-built buildings with spacious grounds at the Sandgate Hill end of Coolinge Lane. These buildings were all acquired by Kent County Council after the Second World War and dominated the lane for the greater part of the 20th century.

The parish boundary runs along the lane with the west side, as far north as Romney Avenue. This area is still characterised by fine early twentieth century detached properties with close links to educational uses including Coolinge Lodge, St Christopher's, Swanscombe and Red Hay and by large attractive school buildings including St Stephens (1892) and Penfold House (1904), which along with the Martello Tower, are on the site of the Folkestone School for Girls. This side of the road is characterised by properties adjacent to the lane but with large open areas and playing fields behind. Sadly "Clewer", formerly a beautiful Edwardian school building and its neighbour, "White Lodge", have been demolished and currently fourteen somewhat unremarkable executive type

houses have been erected on this site. Sandgate Primary School is located here, a fairly typical 1972 single storey, flat roofed, school building with associated playing fields. Eversley College, formerly a KCC school, has been successfully developed with the extensive grounds retained and the new buildings, although dense in number, reflecting the design features of the refurbished old school building.

Key Design Characteristics

Top row: 36-38 Coolinge Lane

Middle row: Eversley College; Sandgate Primary School

Bottom row: The Acers



GARDENS AND BOUNDARY TREATMENTS:

front gardens, usually small. No fences. Low red brick walls with hedge planting. Off street parking provision except at the northern end of the lane.

SCALE:

2 and 3 storey, large, detached.

ROOFS:

pitched with peg tiles. Dormers not characteristic.

DOORS:

various, no prevailing colour, porches.



WALLS:

mix of red brick, tile hanging and weather boarding with white and cream render deployed also. Brick quoin detailing used at the northern end of the lane. Some attractive tiling detailing.

WINDOWS:

multi-paned sash, predominantly upvc.



DISTINCTIVE FEATURES:

grass verges and tree-lined road create strong landscaped character. Interesting recent architectural additions in modern style. Quantity of road markings has taken away the semi-rural character of the lane.

The Corniches Character Area

INCLUDING
LOWER CORNICHE
ALEXANDRA CORNICHE
HELENA CORNICHE
TEMERAIRE HEIGHTS
THE CORNICHE AND
UPPER CORNICHE

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- Listed buildings
- Scheduled monuments
- Local interest

The Corniches lie on a steep and sensitive hillside site, with an important woodland backdrop (colloquially known as the Shornccliffe Escarpment), overlooking Sandgate itself and Hythe Bay towards Dungeness and occupying the site of the former four hundred and thirty four bed Shornccliffe Military Hospital. A report from 1858 describes the hospital as being situated on a steep hill sloping towards the sea, considerably below the level of Shornccliffe camp itself. Consisting of five parallel ranges of wards and offices of wood and brick it was built on terraces cut out of the hill slope, rising rapidly one behind the other.

A Corniche is a road on the side of a cliff or mountain, with the ground rising on one side of the road and falling away on the other. The word comes from the French route à corniche or road on a ledge. The word also refers in the Arabic language, in general, to a headland formed at a land's end, which describes a most remote geographical border of a mainland by a water line, with a natural corner, usually, or a cliff. In Lebanon and Egypt, the word typically describes a waterfront promenade usually paralleled by a main road, such as the renowned Corniche in Beirut. In Cairo, the Corniche (“شيزروك”), the French word borrowed into Arabic, runs alongside the River Nile. Luxor, Aswan and Maadi all have such Corniches. However, Alexandria's Corniche in Egypt forms a notable exception: it runs along the harbour. In the Gulf States, the Corniche often runs along the coast.

The housing now on the site was built from 1980 onwards with the latest developments towards the bottom of the hill (Alexandra and Lower Corniche) being built in 2004 on the site of the Napoleonic Battery Wall Gun Emplacement (a Scheduled Ancient Monument), which later became Sandgate Railway Station and sidings. The wall is thought to have been built in about 1804 and would have been surmounted by 2 banks of 4 gun emplacements designed to carry 32 or 64 pounder guns built to protect the Royal Military Canal sluice at Seabrook. Although the guns themselves have long gone, the foundations of the eight gun placements still remain and are now protected under a layer of topsoil in the gardens of numbers 68, 71, 72, 82 and 83 of Alexander Corniche'.* Planning authorities and home owners must observe the covenants which protect these historic sites.

The housing is predominantly of a Mediterranean style not found elsewhere in the parish, with white rendered facades and red interlocking tiled roofs. Almost all of the properties benefit from excellent sea views with many exploiting this through the incorporation of balconies.

* Michael Cook Associates Map of The Corniche (south), Hospital Hill, Sandgate. Taken from the Sandgate Society Archives.

Key Design Characteristics

*Top row: Benvenue & Westerleys, Helena Corniche
Middle row: Tsunami & Welbeck, Helena Corniche;
View through private gates, Temeraire Heights
Bottom row: 15-17 Alexandra Corniche;
4-12 Lower Corniche*



GARDENS AND BOUNDARY TREATMENTS:

small front gardens, with low brick boundary walls and off street parking.

DISTINCTIVE FEATURES:

Mediterranean design not typical of the rest of the parish, balconies a characteristic feature here.



SCALE:

two and three storey.

ROOFS:

pitched, dormer windows, chimneys, Spanish style red tiling.



WALLS:

red and yellow brick, painted render, some upvc weatherboarding.

WINDOWS:

casement, upvc. Bay windows prevalent.

DOORS:




various styles, mostly white, porches.



Enbrook Valley Character Area

INCLUDING
ENBROOK ROAD
SOUTHERNWOOD RISE
HIGHLAND CLOSE
DARNLEY CLOSE
ST PAUL'S WAY
MEADOWBROOK
CHALCROFT ROAD
OXENDEN ROAD
FENNER CLOSE
VINCENT CLOSE
ROMNEY AVENUE
SANDWICH CLOSE
WALMER WAY
FREEMANTLE ROAD
BRAMBLEY CRESCENT
COLLINGWOOD RISE
REDMILL CLOSE AND
DIGBY ROAD



-  Listed buildings
-  Scheduled monuments
-  Local interest

Sandgate's Enbrook Valley, also known as Golden Valley, which lies inland from Enbrook Park, gets its local name from the abundance of gorse that used to grow on the slopes and the Enbrook Stream that runs through it and out to sea at Sandgate beach. Initially, very much part of Sandgate, it then became absorbed into Folkestone and Cheriton for administrative purposes. More recently it became part of Sandgate Parish again.

Over time the gorse has been replaced by a widely diverse residential area with a distinctive open-plan style. The area is characterised by townhouses with bungalows, blocks of flats and, more recently, terraces of executive style houses adding to a diverse mix of housing design.

The community here is now well-established with a small hub of shops arranged centrally around two sides of a large rather nondescript car park where residents and shoppers can park and a network of green spaces, all of which give this area a self-contained character within the wider parish.

Given the level of recent additional development in Enbrook Valley the SPC supports the upgrading of the Digby Road commercial area to enhance the retail experience.

The Enbrook Valley is integral to the landscape of the parish and is linked to Sandgate High Street and seafront by the attractively landscaped Enbrook Park with its network of recently upgraded footpaths, offering much to visitors and newcomers to the area, and classified as a Local Landscape Area by the Local planning Authority.

Key Design Characteristics

Top row: Enbrook Court, Enbrook Road

Middle row: 37-43 Enbrook Road; 174-162 Enbrook Road

Bottom row: Digby Road shopping centre and car park, Enbrook Valley; 85-87 Enbrook Road

SCALE:

one, two and three storey, semi-detached and terraced.

ROOFS: pitched, concrete tiles. Dormer windows not characteristic.



GARDENS AND BOUNDARY TREATMENTS:

good sized front gardens largely laid to grass, giving open character. Off street parking provision typical.

DISTINCTIVE FEATURES:

open plan layout.



WALLS:

brick – mostly yellow, weather boarding white and green.

WINDOWS:

casement, painted or upvc.

DOORS:

various, porches and porticos. Widespread use of upvc.



The Escarpment Character Area

INCLUDING
UNDERCLIFF
ENCOMBE
WILBERFORCE ROAD
HILLSIDE
NORTH LANE AND
THE CRESCENT

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- Listed buildings
- Scheduled monuments
- Local interest

The steep slope north of Sandgate High Street and Esplanade establishes the form of development here which is one of narrow streets winding up the escarpment or running parallel to Sandgate High Street. On a platform immediately below the crest of the escarpment are the large detached properties of the Undercliff. These are predominantly early Victorian villas and, although there is no common architectural style, a unifying theme is provided by the comparatively large size of each and their stuccoed exteriors. From a distance the Undercliff buildings are seen to rise out of the wooded escarpment while the smaller, more recent properties, are hidden by tree cover.

Further west lies Encombe Estate, former site of Encombe House which was also situated immediately below the crest of the hill. This area, like the Undercliff, is strongly defined by its backdrop of a skyline of trees. In the 1920s Encombe House was altered by the architect Basil Ionides including Encombe Lodge, which still survives, the Bathing House now known as Serena Cottage which is further East on The Esplanade. In 1924, Country Life wrote 'the result is as satisfactory as it is fresh. Enbrook to my mind, is the most successful "modern" villa that has been built in this country, using the word villa in its classic sense'. Above Encombe Lodge is a modern development laid out on estate lines, with buildings of similar design. Between these developments and the escarpment, modern houses have been built on the former Encombe Estate. There is no common architectural style here and a

unifying approach would be desirable. The Encombe area as a whole is the most notorious part of Sandgate for earth movements and is characterised by collapsed walls, distorted fencing and a proliferation of cracks and fissures particularly evident in the retaining walls roads and paths. In 1998, the Encombe Stabilisation Scheme was undertaken with dowelling installed along 400m of the beach front to support the toe of the landslip area. It is vital, therefore, that any development proposals here are required to address land stability issues as a part of any planning application.

Wilberforce Road and The Crescent form the main spine of the lower slopes of this area, running parallel with and to the north of Sandgate High Street. These roads, together with North Lane and Hillside, have tall buildings directly fronting the roads and, along the south sides of The Crescent and Wilberforce Road, many houses are entered at first floor level. The Crescent comprises a number of substantial Edwardian terraces of between three and four storeys forming a well-defined enclave.

Hillside car park on Wilberforce Road provides welcome off road parking facilities in this part of the parish. It has recently been resurfaced and provides direct public footpath links up to Encombe and the wooded escarpment above.

The Encombe Estate is currently being developed as 3 blocks of 12 apartments each.

Key Design Characteristics

Top row: Encombe Lodge

Middle row: Walking on the Escarpment

(Martello 6 in distance); 1-3 Mariners Gate, Encombe

Bottom row: Undercliffe House; 21-24 Wilberforce Road

SCALE:

detached with three storey along The Undercliff and a mix of single, two and three storey found in Encombe.

ROOFS:

pitched, slate, dormers and chimneys present. Ornate chimneys on several houses of The Undercliff.



WALLS:

painted render, some brick and render.

WINDOWS:

sash.

DOORS:

multi-panelled, white; porticos a feature on The Undercliff.



GARDENS AND BOUNDARY TREATMENTS:

small front gardens and large rear gardens. Fences and walls used as boundaries.

DISTINCTIVE FEATURES:

sea views and green wooded backdrop distinctive elements of the character here.






The Esplanade Character Area

INCLUDING
PROSPECT ROAD
SUNNYSIDE ROAD
CASTLE BAY AND
BREWERS HILL

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-  Listed buildings
-  Scheduled monuments
-  Local interest

This Character Area is a long linear one, contained by the lower escarpment slopes on its northern side and the sea, which stretches out along its southern edge as far as the westerly extent of the parish. Two lovely Grade II listed, clapboarded Regency houses and a number of early Victorian Grade II listed stuccoed terraces overlooking the coast remain, reminiscent of the grand seaside feel of that period. Balconies and verandahs characterise the façades. These have been particularly prone to disrepair and their removal, coupled with ground movement disturbance of foundations, and a number of visually conflicting infill developments over the years, has led to a regrettable decline in the quality of the environment in this highly prominent and visually significant part of the Parish.

That said, the massive improvements in the sea defences has resulted in the stabilisation of a significant part of the western escarpment, and people are buying and improving existing properties because they recognise their merits and the charm of Sandgate itself.

Behind the Esplanade, there are many small no-through roads climbing the hillside (one or two of which are still unadopted). Here, sheltered from the noise of the main road and the gales, you will find an eclectic mixture of buildings. They range in architectural style from 18th and 19th Century houses and mews cottages (some sporting ornate Kent peg-tiled roofs), through one of

the lost pubs of Sandgate (now a dwelling), to Edwardian, Art Deco, and even one rather splendid thatched house, and many more modern houses. Here and there you will find exquisite glimpses of past eras. At the western end of the Esplanade and just to the east of Brewers Hill are two stretches of the Napoleonic wall that together with the Royal Military Canal and the Seabrook Redoubt, formed part of the defences against invasion by the French in the late 18th and 19th Centuries.

Looking at the view down the stepped Brewers Hill to the sea you might almost think that you were somewhere in Cornwall a century ago. Look up Seaview Terrace and, with a bit of imagination, one can picture the cottages occupied in past times by smugglers and fishermen: walk past Queens Mews cottages and around the corner into Upper Wellington Place and imagine people living in these houses in the 18th century. Everywhere you will find character, and there are at least ten listed buildings in this western part of Sandgate alone.

Various properties on the Esplanade and in the centre of the village are contributing to a degradation of the conservation areas following inappropriate and inferior building works and significant changes to boundary walls which dramatically affect the street scene. The proposed Article 4 direction (p12) will help minimise this in the future.

Key Design Characteristics

Top row: Wellington Terrace, looking east late 19th century; Spanish House, looking east 2013
Middle row: Littlebourne Lodge and Frenches
Bottom row: Grafton Cottage and Regency Cottage;
Detail of balcony at Spanish House,
30-32 The Esplanade



WALLS:

painted brick and render in pale pastel shades, and others clapboarded.

WINDOWS:

multi-paned painted sash.

DOORS:

4 panelled.

GARDENS & BOUNDARY TREATMENTS:

small front gardens with low boundary walls. Off street parking not characteristic.

DISTINCTIVE FEATURES:

dutch style gable end and balconies on Nos 30 – 34 inclusive (all Grade II listed), balconies on Wellington Terrace, total clapboarding of Regency Cottage and Grafton Cottage (both Grade II listed).



SCALE:

three+ storey, terraced and detached. Vertical emphasis in style and building form, typical of seaside and sea fronting development.

ROOFS:

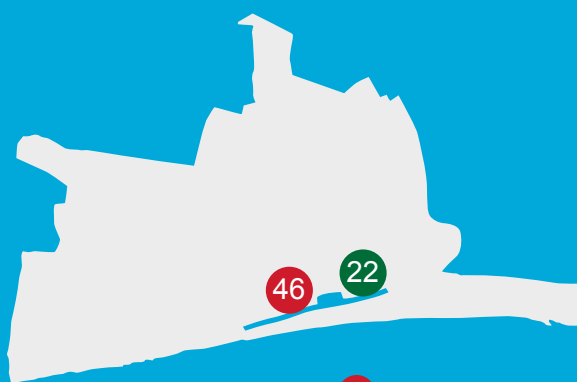
pitched, peg tiles and slate with chimneys. One thatched roof. Dormer windows not prevalent.



The High Street Character Area

INCLUDING
GOUGH ROAD

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- Listed buildings
- Scheduled monuments
- Local interest

Viewed from Sandgate Hill, the High Street appears as a gently curving ribbon of buildings at the foot of the steeply sloping escarpment. Although there is considerable variety in the detailed design of buildings along the High Street, they are seen, as the 1975 Sandgate Study: an Informal District Plan (Shepway District Council) concludes, to coalesce into a cohesive whole with common building heights, forms, elevational details and building lines providing an overall unifying theme. It is only where buildings have not respected these predominant layout characteristics that the street scene has been interrupted to the detriment of the overall form.

Sandgate High Street has a strong commercial character with a wide range of building styles and a number of particularly fine individual and groups of buildings which contribute positively, both in themselves, and the important streetscape contribution they afford to views along the street. These include the neo-Georgian brick Chichester Hall and Jubilee Clock, weather boarded Vine Cottage, the late 18th century 43 High Street with its interesting and well preserved 19th century shopfront, the Ship Inn, the Coastguard Terrace with its provenance reflected in its fine ornamental plasterwork of Crown and Anchor and oak leaf scroll detailing, the Old Fire station and Library now home to The Sandgate Society with its distinctive red double doors, oriole window and fish scale bell-côte, the recent award-winning Seafront House at 127 High Street

by Guy Holloway Architects and a number of fine shopfronts, including Nordens.

Shopfronts are a distinctive and important element of the streetscape here. Still largely traditional in form, shopfronts along the High Street are, as noted in the Conservation Area Appraisal, mainly painted softwood, some with iron columns or mullions, stone or timber pilasters and brackets, painted timber fascias and hand-written shop signs. Occasional projecting hanging signs are also present generally on pubs.

Gough Road draws much of its built character from its relationship with the High Street. Any original commercial character has been largely lost. The road is now characterised by residential properties, ancillary storage and servicing accommodation together with garaging for High Street properties.

Key Design Characteristics

Top row: View looking east

Middle row: Vine Cottage; 43, Norden's Antiques

Bottom row: 38; 78, formerly Lloyds Bank and 76, Sandgate Village Shop



GARDENS AND BOUNDARY TREATMENTS:

none. All properties open direct to the street.
Clear building line.

DISTINCTIVE FEATURES:

a number of highly distinctive shopfronts including Norden's Antiques with curved glass shopfront, The Ship Inn, the old Lloyds bank building and the Old Fire Station.



WALLS:

painted brick and painted render. Stucco on brick. Limited use of weatherboarding on timber frames, and tile hanging.

WINDOWS:

sash on upper floors, painted. Multi-paned. Commercial shopfronts. Some instances of bay windows and decorative window detailing.

DOORS:

various given range of land uses along the High Street. Limited instances of porticos.



SCALE:

three and four storey, terraced.

ROOFS:

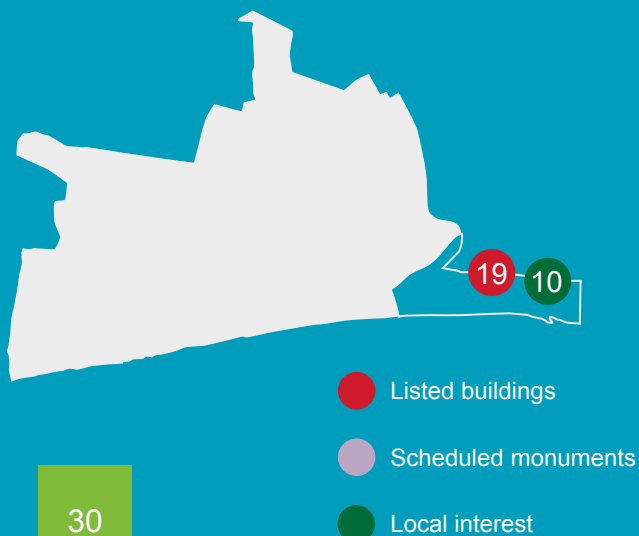
pitched, both peg tile and slate characteristic here. Some dormer windows. Properties have chimneys.



Radnor Cliff Character Area

INCLUDING
RADNOR CLIFF CRESCENT
LISTER WAY
VICARAGE ROAD AND
THE RIVIERA

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This area falls within the Sandgate High Street Conservation Area and includes, on The Riviera and Radnor Cliff Crescent, a number of distinguished later Victorian and Edwardian houses, two of which are listed, including the house built by CFA Voysey for HG Wells in 1898. The area also contains ten buildings of local interest as identified by the Sandgate Conservation Area Appraisal from a similar period, seven of which are located on Radnor Cliff, and three on The Riviera including 'Beaulieu' and 'Seaholme'.

The Sandgate Conservation Area Appraisal highlights the importance of the homogenous character of the western end of Radnor Cliff and Radnor Cliff Crescent, which remains coherent and distinctive, in contrast to the highly diversified character of the eastern end of Radnor Cliff which contains a number of unsympathetically designed infills and variations in quality, including Marine Point classified as a negative building.

The views from and relationship with the beach and seafront below are especially important here, as is the landform and planting to the foreground and the protected wooded escarpment backdrop. "A vital component of the Radnor Cliff area's character... is its dramatic hillside setting and planting. Views into or out of this area and gaps between houses are important to its setting".

The low density of much of the development in this area is a significant feature of its character and appearance. Such characteristics have led in the past to redevelopment pressures and the consequent construction of large infill blocks, out of keeping in scale and detailing with the surrounding built form. The Local Planning Authority currently defines this part of the district as an Area of Special Character for its special environmental quality, including important skylines and detached houses in large gardens with much mature vegetation, which contributes significantly to the attractive appearance and character of their surroundings. The community strongly supports the protection of such areas from development that fails to make a positive contribution to the special character and appearance of the area.

The very evident environmental quality and sensitivity, together with the quiet residential character of this area, requires that the design of new development should be of a high standard commensurate with protecting the area's amenity and built context, and in scale, massing and orientation should ensure that physical barriers closing views to the sea or wooded escarpment are not created and that any opportunity to undo such barriers that have been erected in the past is given appropriate consideration.

Key Design Characteristics

Top row: View looking east down Radnor Cliff, 27 in foreground

Middle row: Radnor Cliff & The Riviera from the sea; 16-18 Radnor Cliff from the beach

Bottom row: View of eastern end of Radnor Cliff towards the coastal path; View of The Riviera looking east

SCALE:

two and three storey, with more than three storeys mostly found along the eastern end of Radnor Cliff. Properties are mainly detached and semi-detached. Density of development is characteristically low on the wooded hillsides to the north of Radnor Cliff, while at the eastern end of the southern side, higher density development in the form of purpose-built blocks of flats prevails.

WINDOWS:

painted, predominantly sash.



DOORS:

various, mostly panelled. Porches typical on Radnor Cliff Crescent and The Riviera. Porticos characteristic of Radnor Cliff.

GARDENS AND BOUNDARY TREATMENTS:

small front gardens with low ragstone boundary walls. Some off-street parking in Radnor Cliff, Radnor Cliff Crescent and The Riviera. Eastern end of Radnor Cliff heavily congested with parked cars.

WALLS:

majority are of painted render with a few using red/brown brick. Some brick detailing. White weatherboarding present on The Riviera.

ROOFS:

majority are pitched using of peg tiles and slate, apart from several flat roofed larger scale buildings at the eastern end of Radnor Cliff. Properties mostly have chimneys. Dormer windows are prevalent in some period properties.



Sandgate Hill and Military Road

INCLUDING
BYBROOK FIELD
BYBROOK WAY
CHICHESTER ROAD
VALLEY ROAD AND
SOUTHERN PART OF
ENBROOK ROAD

Page 302



- Listed buildings
- Scheduled monuments
- Local interest

Sandgate Hill and Military Road descend from the escarpments and meet at the Village Green and Sandgate War Memorial, at the eastern end of Sandgate High Street. There are excellent views of the historic form of the original village of Sandgate and tempting glimpses of the sea from both roads. From Military Road there are important views of the row of cottages next to the castle, and from Sandgate Hill the Romney Marsh coastline together with particularly attractive sunsets.

The High Street rises to become Sandgate Hill near the listed former primary school, which has now been converted into flats, and St Paul's Parish Church - both in the Gothic Revival style. Development on Sandgate Hill lies on both sides of the road, linking Sandgate with the west end of Folkestone. At the foot of the northern side of the hill are two pairs of weatherboarded shipbuilders' cottages dating from the late 18th century and Enbrook Park, site of the Saga Group's offices designed by Michael Hopkins and Partners. Enbrook Park surrounds the Saga complex as an attractive and valuable open space on rising ground. Although alien to the scale and materials of the Conservation Area the Conservation Area Appraisal notes that the Saga complex is of high quality and that the development of which has helped to preserve and enhance park landscape. The building frontage on the south side is less pronounced with significant gaps between detached houses set in large

mature gardens. Buildings on this side are of mixed architectural styles. Many of the homes are built into the slopes, with tall ragstone walls bordering the roadside.

Military Road is made up of more recent residential properties on its western side. Built mainly between the two wars, these are set above the road on a short embankment with ragstone boundary walls and with garages or parking places at the rear. Properties off Enbrook Road to the north date from a similar period. A number of mature trees continue the woodland from the escarpment through to Enbrook Park where there are unrivalled views as the park descends towards the sea.

Bybrook Field and Bybrook Way run off Military Road and are also residential with properties from various time periods. Chichester Road with its steep gradient is characterised by detached and semi detached houses and bungalows from the interwar period. Valley Road at the top of the incline dates from the 1970s with chalet style bungalows.

Key Design Characteristics

Top row: Darnley Cottage, Sandgate Hill

Middle row: 29-31 Military Road; Enbrook Park

Bottom row: 45-49 Chichester Road; Bybrook Field

WALLS:

red brick, painted render. Small amounts of painted weatherboarding on Sandgate Hill.

WINDOWS:

sash, painted, multi paned. Bay windows.

DOORS:

6 panelled. Porticos present.



GARDENS AND BOUNDARY TREATMENTS:

medium sized front gardens. Boundaries of high ragstone walls or hedges. Off-street parking not a characteristic of this area.

DISTINCTIVE FEATURES:

instances of wooden balconies and interesting decorative finials. Mature planting.



SCALE:

two and three storey, semi-detached.

ROOFS:

peg tiles, slate, profiled concrete. Dormer windows prevalent. Properties have chimneys.



Seafront Character Area

INCLUDING
GRANVILLE PARADE
CASTLE ROAD
LACHLAN WAY
MARTELLO TERRACE
GRANVILLE ROAD EAST
PARADE ROAD
GILBERT PLACE AND
SEA WALK

Page 304



- Listed buildings
- Scheduled monuments
- Local interest

This area comprises the development behind the High Street between Granville Road West and Lister Way, including Granville Parade and Sandgate Castle. It is an area of mixed development styles and charm arising from its dramatic location at the edge of the sea and its more intimate scale compared to other parts of the parish, with small lanes and cottage style terraced houses. Granville Parade is a popular and ideal setting for community events with its wide promenade, extensive sea frontage and backdrop of interesting 19th century buildings. It hosts the strongly supported Folkestone Rowing Club regattas and Sandgate Sea Festival, events which are important elements of the local social calendar. However, it has a poor sense of place, given the dominance of the rear aspects of High Street properties which detract from the unrivalled coastal identity and views of the sea.

The eastern part of this Character Area is dominated by the castle, an Ancient Monument, listed Grade I and, historically, the most important building in the parish. Sandgate Castle has had a long and mixed history. Built in 1539-1540 at the same time and as part of the same series of defences as Sandown, Deal and Walmer Castles, it originally comprised a large central tower surrounded by three smaller towers connected with each other by a curtain wall and covered galleries, with an outer curtain wall and gate-tower on the north and a rectangular building connecting

the latter to the central tower. In 1805, the tops of the towers were removed and the central tower was converted into a Martello tower. After the Napoleonic threat the castle fell gradually into poor condition and virtual disuse. From 1855 to 1857 it served as a prison for German Crimean War prisoners. It has been periodically vacant since then and put to a mixture of uses ranging from restaurant to a museum. It is now a private dwelling. Unfortunately its open setting has been irretrievably lost by recent infill development and sadly this most significant of local buildings is no longer open to the public.

East of the Castle larger residential properties front Castle Road with gardens extending to the beach while, to the west, Castle Road Car Park provides welcome parking facilities for visitors to the area.

Key Design Characteristics

*Top row: Seafront House, 127 Sandgate High Street and Strand House, 125 Sandgate High Street
Middle row: Granville Parade; 11-15 Castle Road
Bottom row: Granville Place; Gilbert Place*



GARDENS AND BOUNDARY TREATMENTS:

small front gardens, walled. Hedges and fences not typical.

DISTINCTIVE FEATURES:

direct relationship with the sea. Narrow alleyways between the High Street and Granville Parade afford important views and linkages. Some attractive shutters remain on Granville Parade properties.

SCALE:

predominately two storey, semi-detached and terraced with atypical examples of 3 storey buildings.

ROOFS:

pitched, slate, with dormers and chimneys present.

WALLS:

painted render, painted weatherboarding, tile hanging, ragstone.

WINDOWS:

sash, casement, painted, metal and upvc. Bay windows.

DOORS:

mainly white, 4 -6 panel. Porches typical.



The Shorncliffe Camp Character Area



- Listed buildings
- Scheduled monuments
- Local interest

Shorncliffe Garrison is located on level land at the top of the Sandgate Escarpment and, as stated previously in this Design Statement, is an important element of the parish's military and built heritage, with the major part of the camp lying within Sandgate Parish. Situated on a plateau, this Character Area enjoys far reaching views to the north towards the Downs, south across Sandgate to the sea and west into Seabrook Valley and Seabrook. Within the camp the landscape, characterised by large open spaces, military and other buildings with tree lined avenues is under rapid change as the Ministry of Defence has released 70 hectares for redevelopment.

Currently dominated by military development, it is characterised by large scale, often simple form, buildings in regimented groups, located in extensive areas of open land. The landscape is distinctive with mature tree planting, either in parkland or linear distribution and this should be protected and enhanced in any new development. There are six listed buildings of some architectural quality including the former library at Somerset Barracks and the listed former garrison church now the Tower Theatre.

Also in this Character Area is the Shorncliffe Redoubt, a nationally significant scheduled ancient monument which played a key role in the military history of this country.

The Redoubt was constructed at the end of the 18th century as an integral part of

a programme of military developments to protect the south coast against invasion by Napoleon Bonaparte. It is likely that due to its prominent position and ease of defence Shorncliffe was used for defence of the coast from very early times, probably back to the Roman occupation and maybe back beyond and had been a site of vigilance and defence in every conflict that threatened our shores. Built to a design by Colonel William Twiss, the ramparts and ditches overlook the English Channel and inland to the Seabrook Valley. Sadly, the surviving portion of the Redoubt is being badly eroded. Apart from its physical importance, it is also recognised as the birth place of the modern army. Under Sir John Moore, soldiers, including the newly formed Rifle Corps, were trained using new weapons and tactics to form the Light Division, whose methods were to defeat Napoleon at Waterloo and are still used by forces today.

Taylor Wimpey have now taken ownership of Somerset Barracks which will be developed in accordance with published timelines.

The MOD are likely to stay in Burgoyne Barracks now for longer than originally planned. Taylor Wimpey have, as yet, to get detailed planning consent for this parcel of land. It is therefore unlikely that any building work will happen until 2019 at the earliest.

Sandgate Parish Council will continue to monitor progress.

Key Design Characteristics

Top row: Burgoyne House, Shorncliffe

Middle row: Glimpse of Martello 7, now a dwelling

Bottom row: West Road Gymnasium, Shorncliffe Camp; former garrison church, now the Tower Theatre

GARDENS AND BOUNDARY TREATMENTS:

front gardens, open character dominating, buildings set back, boundary treatments low.

DISTINCTIVE FEATURES:

parkland, mature planting. Military focused design and streetscapes. Long tree lined avenues with significant views west across Seabrook valley and south across Escarpment to the sea.



SCALE:

two/three storey semi-detached and terraced.

ROOFS:

pitched, slate particularly on historic buildings, concrete tiles. Some decorative ridge tiling and brick parapets, chimneys.



WALLS:

red brick.

WINDOWS:

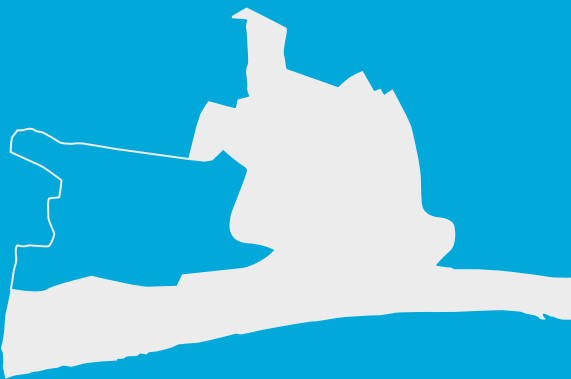
sash, casement, painted.

DOORS:

various.

The Shorncliffe Camp Development

Page 308



The Redoubt was also important in WW1 as a training camp for soldiers heading to France including several thousand Canadian men, and the training trench system they dug is still visible today, although also being eroded. Just below the redoubt are some remnants of WW2 usage including “Pill Boxes”, and the site also has links with Brigadier Bernard Law Montgomery, of Desert Rat fame who served at Shorncliffe.

Strategic Site Policy for Shorncliffe Garrison (SS7) in the Shepway Core Strategy states that the built context for any redevelopment of this area is the adjacent area of Cheriton and that redevelopment here should integrate fully and sensitively with both it and the Seabrook Valley. However, the Camp and MOD land holding here is equally important to the setting of Sandgate Parish, covering as it does the full extent of the crest of the Sandgate Escarpment, which forms the wooded backdrop and skyline of the settlement of Sandgate below. This Escarpment is currently protected as a Local Landscape Area. In addition, the parts of the escarpment that lie to the north of Hospital Hill are designated as a Site of Nature Conservation Interest. It is very important to the setting and character of Sandgate that these environmental designations are upheld in order to protect or enhance the landscape character and functioning of the Escarpment as a green buffer here and that the wooded skyline and escarpment, such a vital component of the character and setting of Sandgate, is not altered by any additional development at the Camp.

This Character Area will, under proposed Policies, see significant levels of additional residential properties in the coming years. Density will be an important aspect of the design of new development here, given its well established attractive and distinctive open plan and lower density character. It is important that such distinctive elements of the area’s built character can be reflected in the new development here which should be the subject of a co-ordinated overarching masterplan.

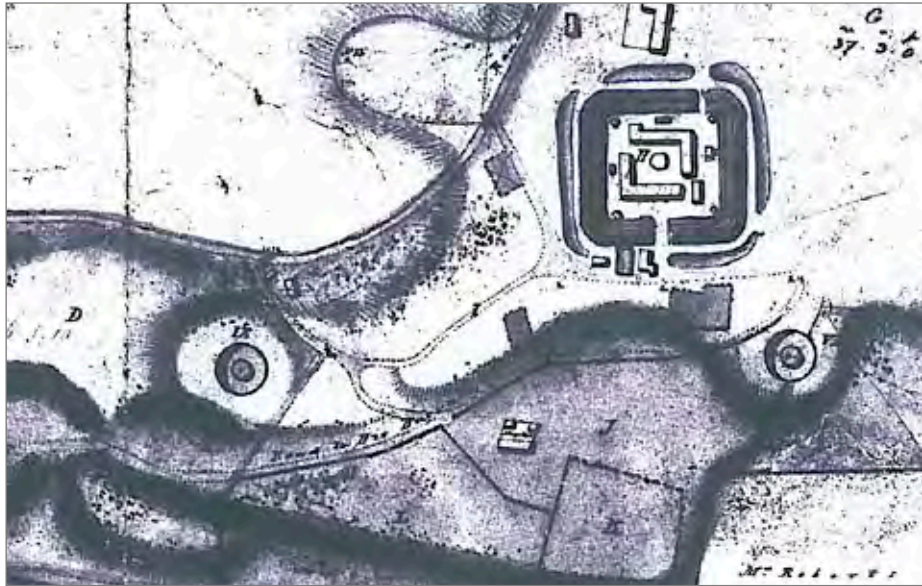
SDS 7

Shorncliffe Garrison Redevelopment

The Shorncliffe Garrison, so long an integral part of the character and history of the settlement of Sandgate, is allocated for redevelopment in the Shepway District Core Strategy 2013.

All proposals put forward for consideration as part of the masterplan should be referenced against the Sandgate Design Statement and its Design Principles. Proposals should be based on a robust appraisal of the historical significance of the Shorncliffe Garrison. This will enable early identification of buildings with archaeological heritage interest.

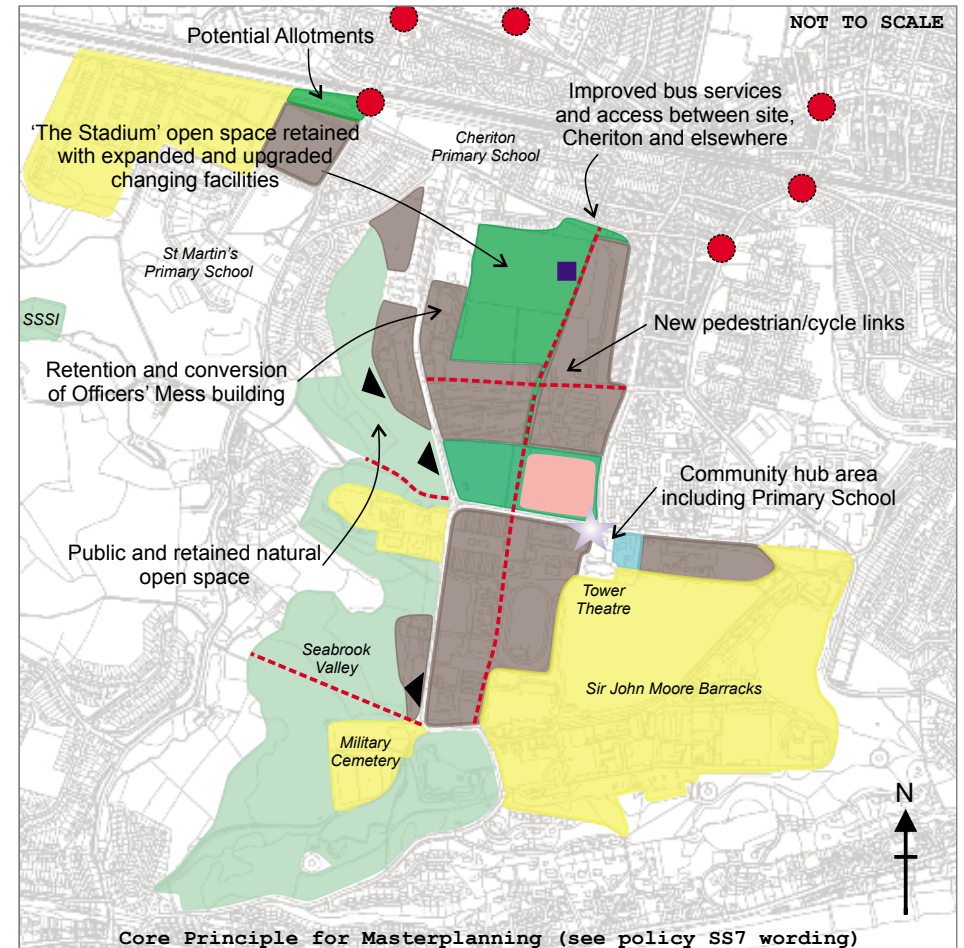
The community seeks the protection of the mature planting within and bordering the site to conserve the character of the area with its wooded hillsides and long views.



Top left: Historic Plan of The Redoubt, c.1800

Bottom left: Re-enactment of Sir John Moore's Light Brigade and his Riflemen

Right: Masterplan proposal for Shorncliffe Garrison



Key

- | | |
|---|---|
| Retained Military Land & Improved Facilities | New Changing Facilities & Army Cadet Hut |
| Residential Core Areas | Other New Community Facilities |
| Formal Open Space/ Recreation | ☆ Main Focal Point of Mixed Activity |
| Natural Open Space | Improved Pedestrian/ Cyclist Connectivity |
| Location for New Primary School (inc. dual use open space) | Junction Improvements |
| | Long Range Views Retained and Landscape Enhanced |

Land Instability

Sandgate is a community set in a natural landscape of outstanding beauty. It comprises two major escarpments to the north (known historically as Radnor Cliff and the Shorn Cliff) and the sea to the south – hence its long linear character. Both escarpments have a complex geology. Upper greensand layers (sand and sandstone derived from prehistoric shallow marine sediment known as the Hythe, Sandgate and Folkestone beds) lie over softer Gault clays (known as the Atherfield or Weald clays).

A NW/SE slip plane overlays the hard Hythe beds. Interlaced with these layers are the numerous documented and undocumented underground springs and rivulets that, together with the long shore drift that scours the shingle affecting the toe-weighting element of the beach, predisposes the slopes to instability.

The landslip areas of Sandgate tend to be of a type that require that there should be no sudden increase or decrease in the surface loading. Proposed works for future development require carefully engineered solutions based on the specific conditions on the site and adjoining land. In 1991, research for Shepway District Council concluded that landslip movement in the Encombe area is influenced by a combination of factors, in particular the amount of shingle removed or left remaining on the foreshore, and that there is a clear relationship between land displacement and rainfall, especially following a wet winter. The consultants recommended that the landslip mass should be anchored by one hundred and sixty four piles, beach replenishment and 4 rock groynes installed along a 400m section of beach from Coastguard Cottages to Seabrook as a retaining force tying the toe of the Encombe landslip to the stable strata beneath. This was completed at a cost of £2.5 million funded by central Government, KCC, Southern Water and Shepway and is known as the Encombe Landslip Stabilisation Scheme. Thus, any engineering solutions must ensure that the weight of construction does not destabilize the land.

Monitoring since then has shown that the engineering works are acting effectively to stabilise the landslip. The situation at Encombe has been greatly improved but there can be no guarantee that further slippage will not occur in the future. The District Council's Places and Policies Local Plan acknowledges the susceptibility of areas of Sandgate to land instability and that problems have occurred including damage to buildings due to land slippage. The Plan currently requires that "planning permission for development within the area defined on the Proposals Map will not be granted unless investigation and analysis is undertaken which demonstrates that the site can be safely developed and the proposed development will not have an adverse effect on the slip area as a whole"⁷.

In addition, a condition known as the Latchgate Condition is attached to new building permissions requiring developers to obtain specialist advice on the suitability of land for development and to carry out such works as are necessary for ensuring the stability of the site or the adjoining land. This Policy applies to landslips which have occurred on other parts of Radnor Cliff, Shorn Cliff, their undercliffs and Enbrook Valley and is based on the latest geotechnical maps.

Pre-commencement and site clearance works can, and do, destabilise sites as seen on the Shorn Cliff and Radnor Cliff escarpments.

F&HDC requires that a geotechnical survey report accompanies planning applications. Owners of adjacent properties should access such reports and the Party Wall Act 1996 which provides a framework for resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.*

⁷ Draft SDC Places and Policies Local Plan 2016 NE6 (p319)

*www.shepway.gov.uk/planning/local-validation

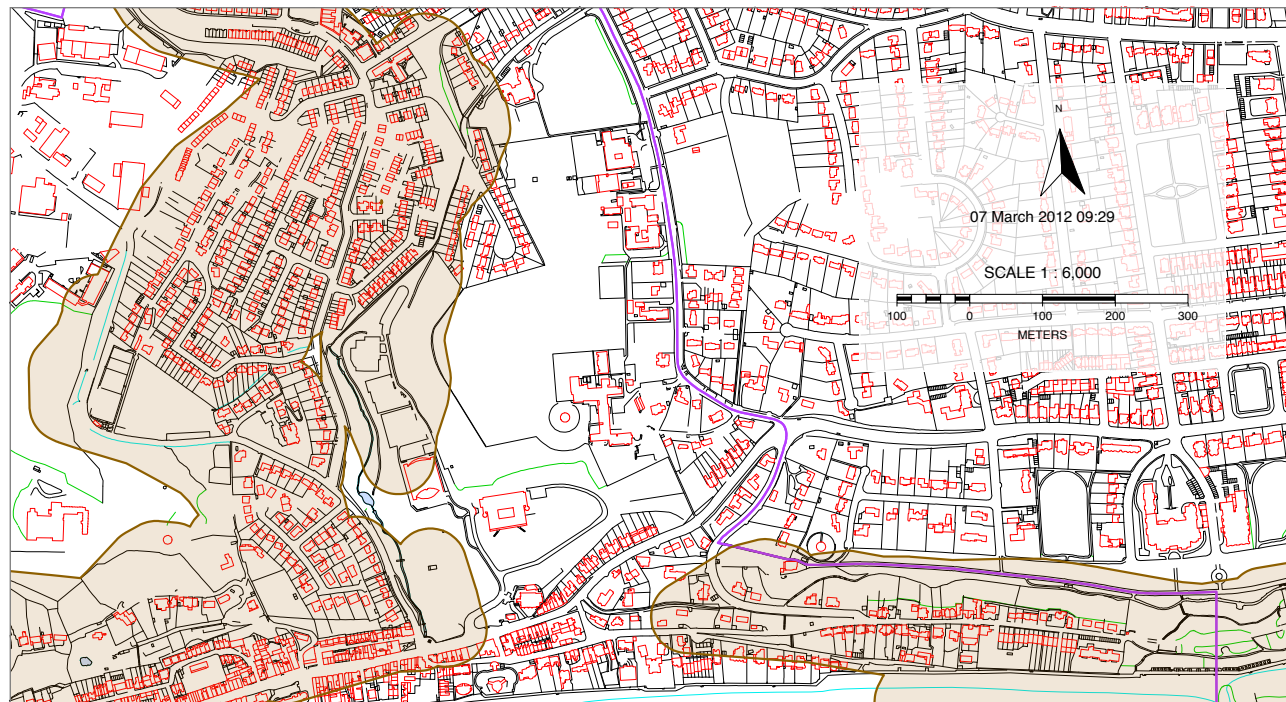
*www.gov.uk/government/publications/manual-for-streets

SDS 8

Development in areas of increased landslip risk

Development of areas of known and potential land instability in the parish will only be permitted to commence if the Local Planning Authority is satisfied that the site can be developed and used safely and that the works will not add to the instability of the site or adjoining land and that stabilisation measures required are environmentally acceptable. Development that is likely to make land elsewhere unstable will not be permitted unless it can be demonstrated that the concern is unfounded or environmentally acceptable remediation measures can be carried out. Applicants **must** submit a soil stability survey report before applications can be determined.* Stabilisation works **might** invoke the need for an Environmental Impact Assessment and will be secured by use of planning conditions or by legal agreement.⁷

*www.shepway.gov.uk/planning/local-validation



Top: Extract from Ordnance Survey Map of Sandgate (shaded areas indicate potential land instability)

Bottom left: Two Houses affected by the March 1893 landslip in Sandgate High Street

Bottom right: December 2012 landslip from land adjacent to 14 The Corniche

Sandgate's Natural Landscapes

Human wellbeing is intimately connected with our natural environment. Evidence from the UK National Ecosystem Assessment supports what many feel instinctively: regular opportunities to experience nature have positive impacts on mental and physical health, learning and relationships between neighbours. Nature can benefit us at all stages in our lives.⁸

Sandgate is a community set in a natural landscape of outstanding beauty. The strongly evocative openness of the sea and coastline is, as the Sandgate Conservation Area Appraisal states, a priceless amenity, as demonstrated by the evident competition for buildings which look out upon it. This long coastline and the wooded escarpments which run largely parallel to it have shaped the layout of the settlement and the design of the buildings here for centuries. These wooded hillsides are particularly vulnerable to development pressures given their dominant low density character and their attractive location and views afforded from such coastal settings. Although the beach, and sea, is perhaps more readily visible and visited, the wooded hillsides that provide the strong backdrop for the character and appearance of Sandgate are equally significant and their preservation and enhancement is at the heart of this Design Statement. Given the problems of land instability along the escarpments, the existing woodlands also have a vital role, as promoted by Defra, the Forestry Commission and the Environment Agency, in reducing surface water run-off and soil erosion.

The valuable 'lungs' provided by the woodland north of Encombe, the Undercliff, the Corniches, Radnor Cliff and Enbrook Park also give important green edges, backdrops and leisure opportunities for people in a parish in

which there is almost no other planting. The woodland especially, having only low level management, allows natural ecology to take its course with little disturbance and consequent benefits for the biodiversity of this area. The value of these wooded escarpment areas was recognized in the Sandgate Study conducted by Shepway District Council in 1975: "This area is comparatively steep and was not developed by the military authorities. Being in its natural state and overgrown with shrubs and bushes, it contributes strongly to the amenity of the high slopes and should remain free of development. Its use as open space would be appropriate" and in 2004 by the Inspector into the Shepway District Local Plan Review, "I recognise that, particularly in hilly areas such as Sandgate, some areas of open space may be of high public visual amenity value but access may be limited for some members of the community, such as elderly people, because of the steep slopes. It does not follow that the amenity value of such land would thus be given a lesser weight: rather that in some areas it is the value of the land in terms of visual amenity that is of most importance".

With regard to the Radnor Cliff escarpment the Conservation Area Appraisal emphasises "A vital component of The Radnor Cliff area's character for example is its dramatic hillside setting and planting. Views into or out of this

⁸ *The Natural Choice: securing the value of nature presented to Parliament by the Secretary of State for Environment, Food and Rural Affairs, June 2011*

Opposite: Detail from a hand painted Map of Sandgate by Phillip Rutt, ARC Creative Design Ltd, shows part of Sandgate's extensive natural landscape found on the Shorncliffe escarpment.



area and gaps between houses are important to its setting. Any infill or development proposals should reflect the rhythm of existing plot sizes and the volumes of houses”.

The contribution of the Sandgate Escarpments to the environmental quality and identity of this locality is recognized by the Local Planning Authority and has been designated as a Local Landscape Area where Policy NE3⁹ requires that proposals should protect or enhance the landscape character and functioning of Local Landscape Areas. The District Planning Authority will not permit development proposals that are inconsistent with this objective. In addition, the District Council has designated an area north west of Encombe as a Proposed Local Nature Reserve in order to reaffirm that the principle function of this parcel of Council-owned land is for the quiet enjoyment of nature and to provide an opportunity to draw in external funding to help with the management of this part of the escarpment.

Enbrook Park is situated in the centre of the parish and is owned by Saga Group Ltd which permits public access. The park covers 11 hectares along the Enbrook Stream with a network of footpaths wending their way through the mature woodland, informal parkland and cultivated areas that surrounds Saga’s large modern headquarters building and leisure pavilion. Wildlife is protected and interpretive panels guide walkers around here. The importance of the natural environment

and wooded escarpments in the character and appearance of the parish is reflected in the numbers and distribution of Tree Preservation Orders (see overleaf). A general TPO was enacted in 1973 that gave protection to trees in six areas of Sandgate. This was further extended in 2011 to the entire eastern escarpment area. The parish council will consider the suggestion of a Tree Management Scheme with advice from Shepway’s arboricultural officer to ensure that the longevity of the woodland is actively preserved and enhanced.

In addition to the extensive informal coastal and wooded areas, Sandgate Parish has four important areas of more formal open space. The National Planning Policy Framework (2012) recognises the importance of open spaces and states that existing open spaces, sports and recreational buildings and their adjoining land, including playing fields, should not be built on except under exceptional circumstances. In 2012 Sandgate Parish Council agreed to a 40-year lease of the Military Road Recreation Ground, Military Road Green, the War Memorial and Wilberforce Green. This has ensured that these areas are given greater protection and already the recreation ground has had a petanque pitch built and funding has been secured for a multi-use games area facility. This initiative will put these invaluable pieces of land under the control of the parish council which will be working to ensure that a consistent programme of usage is maintained and encouraged.

SDS 9

Protection of the wooded escarpments

The low density of development on the wooded escarpments significantly contributes to the overall character and appearance of Sandgate. Development proposals that would result in the intensification of development, the loss of existing well-established vegetation or harm to the special environmental quality of these wooded hillsides should be rejected.

The existing mature wooded skyline escarpments are particularly distinct and a well-established landscape characteristic. This must be preserved and enhanced. Additional appropriate planting should replace felled, old or diseased trees to protect the wooded skyline character of Sandgate.

The community supports the current designation of woodland at Encombe as a Proposed Local Nature Reserve and will work with the Local Planning Authority and Natural England to implement this.

⁹ SDC Draft Places and Policies Plan NE3 - Protection of Local Landscape Areas



Tree Preservation Orders, public footpaths and cycle routes around Sandgate

Improvements to the Public Realm of Sandgate High Street

Improvements to the Public Realm in Sandgate High Street and Seafront areas are ongoing and require investment.

Following the recommendation in the Sandgate Conservation Appraisal document¹⁰ Sandgate Parish Council undertook an audit of redundant street furniture in 2014 and a significant number of signs and posts have been removed.

The need to improve the public realm of Sandgate High Street is also acknowledged in the Shepway District Core Strategy 2013 which recognises it as a Local Centre and categorises the upgrading of Sandgate High Street 'to aid the viability of local centre and offset impact of traffic as Strategically Necessary Infrastructure (Appendix 2 Table 6.2) to be delivered in the period 2016-21.

As well as the need to address traffic related issues identified in the Shepway Transport Strategy, public realm upgrades (at Sandgate) could include improvements to the beach area and the upgrading of existing and provision of new facilities.¹¹

In 2015 Sandgate Parish Council commenced leasing the Granville Parade toilet block from Shepway District Council

and has converted the front of the building to a seaside café. Now named 'The Boathouse', sub-let to private tenants, it provides a welcome and popular addition to Sandgate Seafront.

In July 2017 the first phase of the 'Cinque Ports Cycleway' was officially opened. The Parish Council worked with KCC and relevant bodies to ensure residents and visitors to Sandgate would continue to enjoy the facility of the maintenance gangway. This cycleway is for the benefit of families and casual cyclists and does not replace Cycle Route 2.

Sandgate Parish Council is working with residents of Riviera Court, Sir John Moore Court and Orbit Housing to screen the bins which continue to present a bleak aspect to the hub of the High Street. Planning permission has been approved for the plans, shown opposite, and funding is being sought.

A Parish Councillor has responsibility for pursuing '20 is plenty' as a means of slowing traffic down in the High Street.

SDS 10

Public Realm Improvements to Sandgate High Street

The Parish council will continue to work with the county and district councils to ensure the delivery of appropriate high quality public realm improvements along the High Street and associated seafront areas in accordance with the timetable set out in Table 6.2 of the Shepway District Core Strategy.

¹⁰ Shepway Conservation Area Appraisal, CAP for Shepway District Council, para 85

¹¹ Shepway Conservation Area Appraisal, CAP for Shepway District Council, para 74

www.folkestone-hythe.gov.uk/manual-for-streets

Ongoing Improvements to the Public Realm

As part of the long term aim to work with the community to improve the public realm, The Sandgate Society and Parish Council have worked together to conceal the bins in the hub of the High Street.

Much more work needs to be done but costs are prohibitive.





Top left: Buses turn dangerously at the junction of Sandgate Hill and Cooling Lane. *Now resolved*
Bottom left: Cars double park on Castle Road forcing pedestrians to walk in the middle of the road and preventing access of emergency vehicles. *Now resolved with controlled parking.*

Top right: Wilberforce Road car park – no parking charges, always nearly full.
Bottom right: Castle Road car park – parking charges, always nearly empty 2013.
Charges now reduced, car park well used, 2017

Traffic and Parking

The Sandgate Conservation Area Appraisal makes clear that heavy through traffic is a principal cause of character and environmental degradation in Sandgate. In the longer term, structural stability and the ability to keep old buildings in good repair are adversely affected. Stakeholders who took part in this appraisal considered that further speed restriction, traffic calming measures, replacement of standard highway lighting and other measures with more sensitive installations would promote more local enhancement initiatives.

Historically, Sandgate has been on the major coastal route to the ports and, therefore, has had to cope with cross channel traffic travelling through the centre of the village. With the opening of the M20 and the Channel Tunnel, most of the Dover-bound traffic that used the A259 trunk road through the village disappeared and the road has now been de-trunked. However, Sandgate has been left with a legacy of an extremely busy road running through its heart with little, if any, traffic calming measures along its principal thoroughfare, together with outdated and inappropriate parking restrictions.

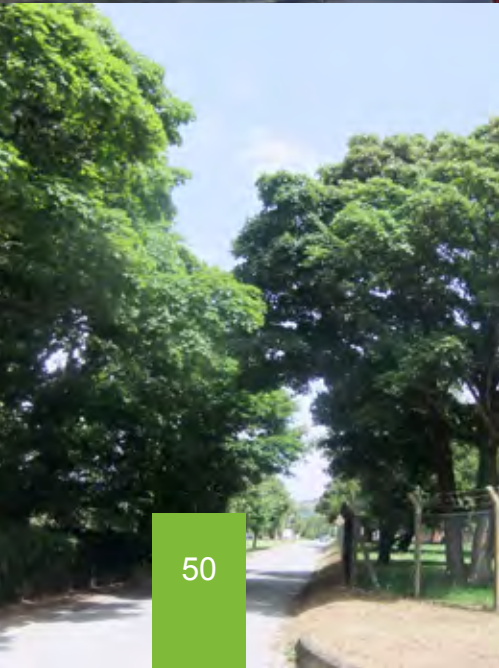
The outcomes of parking surveys and consultations by the District Council have resulted in the implementation of Controlled Parking Zones with reduced car parking charges in the Castle Road Car Park. The photographs opposite show how this has created a much calmer environment in the areas where a CPZ is in operation.

Surveys and observations over the last four years have clearly shown that residents would like Sandgate to be a place where visitors can park with ease to shop and to eat and not be plagued by speeding traffic. The implementation of a 20mph zone along Sandgate High Street (Twenty Is Plenty) is currently being investigated with the full support of Kent Police and Sandgate Parish Council.

SDS 11

Traffic and Parking

The implementation of a community transport scheme in the parish is supported. The Parish Council would expect all planning applications for new development to include cycle storage facilities (Emerging Places and Policies Plan - T5). The provision of private off-street parking through the conversion of front gardens should be resisted in the Conservation Areas as such alterations to the streetscapes are detrimental to the character and appearance of these historic environments. Any qualifying proposals in other parts of the parish should be SUDS compatible and composed of permeable materials and be sensitive to the immediate built context of the site.



Sandgate Design Principles

SDS 1

Compliance with the Sandgate Design Statement

All applications for new development in Sandgate parish should include a statement demonstrating how they have complied with the Principles of the Sandgate Design Statement.

SDS 2

Compliance with the Development Plan

Development should be consistent with the National Planning Policy Framework (2012), the policies of the Shepway District Core Strategy (2013), the draft policies of the District Council Places and Policies Local Plan (2016)*, the principles and objectives of Kent Design (2006) and of this Design Statement and should acknowledge, preserve and enhance the built and natural heritage of the parish of Sandgate.

*Currently in draft form

SDS 3

Footpaths and Alleyways

The historic narrow lanes running inland from the sea and connecting the seafront and hillsides to the high street and The Esplanade are an important feature in the grain and built character of this parish. Their existing layout, character and the views of the sea and the wooded escarpment that they provide should be retained and respected and, where possible, enhanced in any new development.

SDS 4

Conservation Areas

All development proposals in or affecting the setting of the Conservation Areas in Sandgate should preserve or enhance the character and appearance of the Conservation Area. Applications should demonstrate as part of Heritage Asset Statements how the Sandgate Conservation Area Appraisal has shaped the development's design. The Parish Council will seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended in the Appraisal at the earliest opportunity.



SDS 5

Character Areas

Development should be appropriate to the scale, materials, ridge heights, boundary treatments and detailing of its Character Area, with attention to ornamentation, doors and door canopies, windows, rooflines, massing and orientation. In particular, the scale of new buildings should be appropriate to the setting such that they do not overwhelm neighbouring properties. An application of architectural styles or historic imitation inappropriate to the built context of the site will not be acceptable. Massing and orientation should ensure that physical barriers obscuring views to the sea or the wooded escarpments are not created.

SDS 6

Street Scene Detailing

For all applications in the parish, developers should provide elevation drawings comprehensively and accurately showing the proposed development in relation to neighbouring buildings, its overall surroundings and the street scene in order to ensure that new development reflects and enhances the built character of the Character Area in which it is located and respects the roofline and building height of adjacent buildings.

SDS 7

Shornccliffe Garrison Redevelopment

The Shornccliffe Garrison, so long an integral part of the character and history of the settlement of Sandgate, is allocated for redevelopment in the Shepway District Core Strategy 2013.

All proposals put forward for consideration as part of the masterplan should be referenced against the Sandgate Design Statement and its Design Principles. Proposals should be based on a robust appraisal of the historical significance of the Shornccliffe Garrison. This will enable early identification of buildings with archaeological heritage interest.

The community seeks the protection of the mature planting within and bordering the site to conserve the character of the area with its wooded hillsides and long views.

SDS 8

Development in Areas of Increased Landslip Risk

Development of areas of known and potential land instability in the parish will only be permitted to commence if the Local Planning Authority is satisfied that the site can be developed and used safely and that the works will not add to the instability of the site or adjoining land and that stabilisation measures required are environmentally acceptable.

Development that is likely to make land elsewhere unstable will not be permitted unless it can be demonstrated that the concern is unfounded or environmentally acceptable remediation measures can be carried out. Applicants **must** submit a soil stability survey report before applications can be determined. Stabilisation works **may** invoke the need for an Environmental Impact Assessment and will be secured by use of planning conditions or by legal agreement.



SDS 9

Protection of the Wooded Escarpments

The low density of development on the wooded escarpments significant contributes to the overall character and appearance of Sandgate. Development proposals that would result in the intensification of development, the loss of existing well-established vegetation or harm to the special environmental quality of these wooded hillsides should be rejected.

The existing mature wooded skyline escarpments are particularly distinct and a well-established landscape characteristic. This **must be** preserved and enhanced. Additional appropriate planting should replace felled, old or diseased trees to protect the wooded skyline character of Sandgate.

The community supports the current designation of woodland at Encombe as a Proposed Local Nature Reserve and will work with the Local Planning Authority and **Natural England** to implement this.

SDS 10

Public Realm Improvements to Sandgate High Street

The **Parish council** will continue to work with the county and district councils to ensure the delivery of appropriate high quality public realm improvements along the High Street and associated seafront areas in accordance with the timetable set out in Table 6.2 of the Shepway **District Core Strategy**.

SDS 11

Traffic and Parking

The implementation of a community transport scheme in the parish is supported. **The Parish Council would expect all planning applications for new development to include cycle storage facilities (Emerging Places and Policies Plan - T5).** The provision of private off-street parking through the conversion of front gardens should be revisited in the Conservation Areas as such alterations to the streetscapes are detrimental to the character and appearance of these historic environments. **Any qualifying** proposals in other parts of the parish should be SUDS compatible and composed of permeable materials and be sensitive to the immediate built context of the site.

Sandgate Parish Council Action Points

The SDS is a parish council document and, as such, the council is completely committed to its success. Outlined below are specific action points contained in the document, which will enable the parish council, with the help of the local community, to monitor progress.

SDS 2 – Complicance with the development plan (p6)

The Parish will

- seek support for and introduce a list of buildings of local interest and an Article 4 Direction to restrict permitted development.

SDS 4 – Conservation Areas (p12 - 15)

The Parish will

- seek the implementation of a Management Strategy for the Sandgate Conservation Areas as recommended by the Conservation Area Appraisal document and English Heritage at the earliest opportunity.

SDS 7 – Shorncliffe Garrison Redevelopment and Shorncliffe Camp Development (p37 and 38)

The Parish will

- delegate responsibility to the Shorncliffe Development Steering Group to monitor and work with all relevant bodies as these developments progress
- actively pursue improvements to local infrastructure to accommodate the anticipated increased Sandgate population

SDS 8 – Land Instability (p40)

The Parish will

- pursue a review of issues surrounding landslip as a matter of priority through the process of preparing the **Places and Policies Local Plan**
- consider an amendment to the Local Validation Checklist in line with national advice.
- review the boundary to which policy BE19 applies and its extension to cover all areas of increased landslip risk in Sandgate as defined by the latest British Geological Map

SDS 9 – The Natural Landscape and Protection of the wooded escarpments (p44)

The Parish will

- consider the suggestion of a Tree Management Scheme with advice from Shepway District Council's arboricultural officer to ensure longevity of the woodland is actively preserved and enhanced
- following the adoption of Sandgate park, formerly the Military Road Recreation Ground, the War Memorial, Wilberforce Green and Village Green on a 40-year lease we will work to ensure that a consistent programme of usage is maintained and encouraged.

SDS 10 – Public realm Improvements to Sandgate High Street (p46)

The Parish will

- work with relevant bodies to support a programmed approach to these improvements
- support applications to funding bodies

SDS 11 – Traffic and Parking (p49)

The Parish will

- work with F&HDC to produce a **parking strategy for Sandgate**
- seek and support the reduction in speed limits along the A259 and support 'Twenty is Plenty' to protect the built character of Sandgate High Street and The Esplanade and the safety of the community
- support a community transport scheme in the parish

Developer's Checklist

If you are considering any sort of building work in Sandgate, please take a few moments to look through the following checklists before formulating your plans:

Developers

Will what you are planning:

- ☐ Blend in with the landscape?
- ☐ Blend in with the surroundings in terms of scale, density, character and building numbers?
- ☐ Provide new and preserve existing vistas?
- ☐ Encourage pedestrian access and link in with existing footways?
- ☐ Include high quality street furniture appropriate for its setting?
- ☐ Does the proposal incorporate sustainable drainage (SuDS) measures?
- ☐ Has the potential for groundwater contamination been adequately assessed?
- ☐ Make use of opportunities to incorporate green roofs?
- ☐ Incorporate water efficiency devices/schemes?

Architects and Designers of New Buildings

Please ask yourself the following questions about the building or extension which you are planning:

- ☐ Is its position and size in keeping with neighbouring buildings?
- ☐ Is the roof height and pitch appropriate for the area and the style of building?
- ☐ Are the construction materials in common use in Sandgate and the Character Area in particular and is their colour appropriate?
- ☐ Are the type of windows to be used appropriate for the building and the area, and is their size and proportion in keeping?
- ☐ Are the parking arrangements sufficient, safe and inconspicuous so that, for example, the garage does not dominate the frontage?
- ☐ Will there be sufficient storage to allow the garage to be used for its proper purpose and avoid on-street parking?
- ☐ Are you retaining all existing hedgerows and native trees and respecting the boundary treatments of the Character Area?
- ☐ Will what you are proposing harmonise with existing buildings and make a positive contribution to the character of the area?

Householders

If you are considering altering the exterior of your property or changing any external detail of the building, its paintwork, signs, garden or surrounds, please undertake your own design assessment by studying each elevation or aspect of the building and asking yourself the following:

- ☐ List the distinctive features of the property
- ☐ Are there any particular features which are out of character with the building itself or with neighbouring properties or with the Character Area as set out in this Design Statement?
- ☐ Is what I am proposing in accordance with the Design Principles of this Design Statement?
- ☐ Does what I am proposing enhance distinctive features and/or help remove uncharacteristic ones?
- ☐ Will it make a positive contribution to the character of the area?

BUILDINGS OF LOCAL INTEREST

PREAMBLE

There are one hundred and nineteen (119) buildings (or 'designated heritage assets') in Sandgate village which are formally listed by Historic England. However there are many more buildings in Sandgate that make a positive contribution to the character and sense of place of Sandgate even though they do not meet the 'special' benchmark for Grade 1 or II listing. Their heritage value places them in the category of 'buildings of local interest', otherwise called 'non-designated heritage assets' or, more formally, in Folkestone and Hythe District Council's Places and Policies Local Plan (2016), as the 'Local List of Buildings and Sites of Architectural or Historic Interest'.

The importance of capturing all these buildings of local interest is recognised in the National Planning Policy Framework (NPPF) and their protection, though less than those heritage assets formally designated, can nonetheless be significant in the planning process.

The NPPF 16 'Conserving and Enhancing the Historic Environment' places a requirement on local authorities to produce a positive strategy in their Local Plan for the conservation and enjoyment of the historic environment. This includes both designated and non-designated heritage assets. Folkestone and Hythe District Council (FHDC) have taken this up in the Local Places and Policies Plan 2016 (currently in the last stage of consultation before examination by an Inspector) and the emerging Heritage Strategy 2017.

The LPPP lists a number of criteria for inclusion of local heritage assets and identifies that the District Heritage Strategy will confirm such heritage themes and criteria and that each asset must meet one of the proposed criteria.

Sandgate Parish Council and the Sandgate Society (the local civic society) jointly resolved that, given the exceptional heritage legacy in the village, a Local List should be produced. A joint

working group has looked at the good practice of the (many) other local authorities in drawing up Local Lists and has referenced the Folkestone and Hythe District Places and Policies Local Plan (PPLP), October 2016 - currently out for final consultation before external examination by an Inspector- and the draft Heritage Strategy 2017.

Based on these sources this appendix includes

- Criteria for inclusion
- A protocol for including buildings in the Local List
- Development control – Appendix A to the Sandgate Design Statement 2018 as a 'material consideration'
- An on-line electronic register of local undesignated heritage assets (to be jointly held with the Kent Historic Environment Record)

CRITERIA FOR INCLUSION

To be included on the Local List, buildings must satisfy the criteria set out in the District Council's Places and Policies Local Plan (PPLP) and Heritage Strategy 2016 – draft – and the emerging Heritage Strategy 2018.

PPLP 2016 (Policy HE3) identifies the following criteria for inclusion:

Historic Interest

This can include:

- Association with a figure or event of significant local or national importance
- Buildings relating to traditional or historic 'industrial' processes.
- Age and use of distinctive local characteristics
- Archaeological importance

Architectural and Artistic Interest

This can include:

- Buildings of high quality design, displaying good use of materials, architectural features and styles and distinctive local characteristics, which retain much of their original character.
- Designed by an architect or engineer of local or national importance
- Demonstration of good technological innovation
- Good quality modern architecture

Social, Communal and Economic Value

This can include:

- Reflection of important aspects of the development of a settlement
- Demonstrating an important cultural role within the community
- Places which are perceived to be a source of local identity, distinctiveness, social interaction and coherence
- Demonstrating links to a significant local industry or trade.

Townscape Character

This can include:

- Provision of a key local or national landmark
- Significant townscape or aesthetic value
- Playing an integral role within a significant local vista or skyline
- Groupings of assets with a clear visual, design or historic relationship
- Part of a locally important designed landscape, park or garden
- Providing a good example of early local town planning.

Landscape Character

This can include

- Historic hedgerows;
- Paths or lanes; Historic landscape features of particular memory such as named features;
- or Locally designated landscape features, such as veteran trees

In addition each asset is to be identified against a heritage theme with its significance using the draft themes in the FHDC draft Heritage Strategy 2017.

Much work has already been done on identifying and nominating buildings in the village worthy of local listing by a project group of the Sandgate Society. This list will be subjected to scrutiny using the processes and protocol in this appendix including consultation with the relevant homeowners. Further nominations over and above this baseline list can be made by any individual or group using the agreed nomination form included at the end of this appendix.

PROTOCOL FOR INCLUSION

Consultation

If a building has been nominated for Local Listing, it is important to note the following:

- Inclusion on the Local List does not make a building a 'Listed Building' – it is a local designation only
- Nomination of a building does not mean it will definitely be included on the Local List
- The homeowner has an input into whether the building warrants inclusion or not
- No personal details or photographs will be contained on the Local List

The owner of every building considered for inclusion on the Local List is consulted after the receipt of a nomination. An owner has four weeks to comment on whether they think their building deserves inclusion on the Local List or not.

A conservation officer will be enlisted to make a professional assessment of the building's architectural or historic interest. The District Council will consider this professional report and the owner's comments against the details of the nomination before a recommendation is made for Local Listing.

It is important to remember that representations can only be considered in respect of whether the building is of local architectural or historic interest and the parish and district council cannot consider personal circumstances, or current or future development proposals.

DEVELOPMENT CONTROL

Although local heritage assets are not afforded the same protection of those that are designated by Historic England, the NPPF does state that listing should be taken into account in determining planning applications and that they may be offered some level of protection by the local planning authority if they are on a formally adopted list of heritage assets.

FHDC has adopted Places and Policies Local Plan Policy HE3 to put this into effect.

Proposals for development affecting buildings or sites identified in the Local List of Buildings of Architectural or Historic Interest, or would meet that criteria, will be permitted where the particular characteristics that account for that designation are protected and conserved.

Planning applications

The Sandgate Design Statement (rev 2018) has been endorsed by FHDC as a 'material consideration' in the planning application process. This Appendix to the SDS has also been endorsed by FHDC as a 'material consideration' which means that planning applications in the village ALL have to demonstrate how they comply with the relevant Design Principles in the SDS. Where the building is locally listed the development will ALSO have to demonstrate how the proposed development will protect and conserve the particular characteristics that account for the designation.

Article 4 Direction

Whilst there is no specific statutory protection for unlisted buildings outside of conservation areas, FHDC has a responsibility to make every effort within its powers to protect the historic environment. This can include, if it is appropriate, the serving of an 'Article 4(1) Direction' on a locally important building, that removes the permitted development rights (including demolition) granted by Article 3 of the General Permitted Development

Order 1995. The council shall therefore, as far as possible, resist the loss or inappropriate development of any building identified as being of local architectural or historic interest, including the service of Article 4(1) Directions as and when appropriate.

Demolition

FHDC will, as far as possible, resist the demolition of a building identified according to the above criteria as being of local architectural or historic interest.

When required, planning permission, or other relevant planning consents, will not normally be granted for the demolition of a building of local architectural or historic interest, unless clear and convincing evidence is given to show that it is beyond restoration or sensitive reuse, or is of insufficient architectural or historic interest to merit its retention over the proposed redevelopment.

Acknowledgements

Production of this document was a result of recommendations made in the Parish Plan 2010 that followed an extensive public consultation process with the residents of Sandgate. This 2018 review ensures the document is current and dynamic.

The review team is shown below:

Marjorie Findlay-Stone – Councillor, Sandgate Parish Council
Simon Horton – Sandgate Resident
Gaye Milton – Sandgate Resident
Rosemary Sanders – Sandgate Resident
Guy Valentine-Neale – Councillor, Sandgate Parish Council

Geological & Conservation Area Maps

HMSO Ordnance Survey
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This Report will be made public on 6 November 2018



Report Number **C/18/48**

To: Cabinet
Date: 14 November 2018
Status: Key Decision
Head of Service: Charlotte Spendley, Assistant Director- Finance, Customer & Support Services
Cabinet Member: Councillor Malcom Dearden, Finance

SUBJECT: FEES AND CHARGES 2019/20

SUMMARY:

This report focuses on the proposed fees and charges for 2019/20 which will contribute towards meeting the council's 2019/20 budget objectives and Medium Term Financial Strategy.

The Council's Fees and Charges Policy was revised and agreed by Cabinet on 15 November 2017 (Report C/17/54).

RECOMMENDATIONS

1. To receive and note report C/18/48
2. To approve:
 - (i) The 2019/20 fees and charges which are set at the discretion of the council for the General Fund and Housing Revenue Account, as outlined in Appendix 2;
 - (ii) The parking charges in Appendix 3;
 - (iii) The statutory charges subject to discretionary charges in Appendix 4; and
 - (iv) The statutory charges at Appendix 5.

1. INTRODUCTION AND BACKGROUND

- 1.1 The Fees and Charges Policy sets out the Council's charging framework. The Policy is outlined within Appendix 1 in full. As the policy was refreshed last year, it remains relevant and no changes to the policy are proposed at this time.
- 1.2 The proposal for 2019/20 is to apply the CPI rate at June 2018 (2.3%) as the benchmark for price increases. There are exceptions to this principle where an inflationary increase is anticipated to have an adverse impact on demand or where it would place the charge out of line with comparable services in neighbouring councils.
- 1.3 The proposed discretionary fees and charges for 2019/20 are detailed at Appendices 2 to 4. Statutory charges are shown in Appendix 5.

2. DISCRETIONARY FEES AND CHARGES – APPENDIX 2

2.1 Legal, Democratic and Contract Services

- 2.1.1 Street Naming & Numbering – Charges are proposed to be held at 2018/19 levels as a comprehensive review was undertaken recently and costs are being recovered.
- 2.1.2 Legal Fees - the majority of fees are to be increased to reflect comparative market fees, this has resulted in higher than inflationary increases in some cases. The charges for Deeds of Surrender and Novation have been split into two separate charges.
- 2.1.3 Hythe Pool – the proposed increase in various charges including pool hire however other charges remain unchanged due to current fees being in line with other leisure providers, or in some cases more. Some charges have been removed from the schedule due to ceasing of charge in 2018/19. Private Lesson charges are proposed to be reduced to encourage uptake.
- 2.1.4 Waste & Recycling - inflationary increase to the Garden Waste subscription is proposed resulting in a revised fee of £47.00 for the annual service (2018/19 £46). All other charges remain unchanged.

2.2 Communications

Charging for advertising in Your District Today is to be increased in line with other authorities following a benchmarking exercise. An additional charge for inside front and back cover advertising has also been added to the schedule.

2.3 Housing Services

- 2.3.1 All HRA resident charges to be increased by inflation rate in line with the agreed policy. Rent setting will be considered separately through the December HRA Cabinet paper and is not subject to these inflationary increases.
- 2.3.2 "Inspections" fee is proposed to be renamed to "Non-Statutory Inspections", this will allow the Council to charge for inspections other than immigration if necessary (i.e when other Local Authority housing departments request an inspection). Charge proposed to be increased to £139 inclusive of VAT.

2.4 Commercial & Technical

- 2.4.1 Outdoor sports and recreation charges are to be increased by inflation rate.
- 2.4.2 Private Lifeline charges are proposed to be increased by inflation in line with policy guidance. CO2 fall and flood detector lifeline charges to be reduced to reflect cost of service.

2.5 Planning Services

- 2.5.1 Planning Pre-application charges are to be revised and increased by 5%. Charges for Equestrian development (domestic), External alterations, Advertisements, Businesses - further work following initial advice and all other business/commercial with a floor space above 500m² have been added to the schedule.
- 2.5.2 New charge proposed to be added to schedule for applications and renewal to self-build and custom build projects register. This charge will be introduced during 2019/20.

2.6 Community Services

- 2.6.1 Miscellaneous Licensing - New charging structure added to schedule for dog boarding and breeding, and keeping and training animals, this replaces current structure of charging due to new legislation which took effect from 1st October 2018.
- 2.6.2 Market fees - No proposed change due to competition with upper market where fees currently lower than FHDC. In addition a new line has been added for 'Market Licence Fee' however the level of charging will be determined through a separate Cabinet report in due course.
- 2.6.4 Scrap Metal and Personal and Premises licensing charges to be increased by inflation rate, apart from Tattoo licenses. Current fee has been found to be high compared with other Local Authorities, it is proposed to maintain at current level, with the intention this will encourage registration.

- 2.6.5 Dog Control – Microchip fee (£5.00) added to schedule to cover cost from kennels. Previously they were issued free of charge, it is proposed that once the current supply is exhausted that a charge will be applied. Additionally a charge for worming has been added to schedule.
- 2.6.6 Pollution Environmental Health charges are proposed to be increased (from £126 to £150) to reflect the amount of officer time involved.
- 2.6.7 Food & Safety - Charge for Food Hygiene Scheme re-rating to be increased from £45 to £130 following an exercise to evaluate the fee required to ensure full cost recovery for this service. Food Hygiene course fees to remain unchanged, however lunch will no longer be provided to reduce overall service costs.
- 2.6.8 Private Water Supply Sampling and Caravan site charges to be increased by inflation rate.

2.7 Finance, Customer & Support Services

- 2.7.1 Cemeteries - most charges proposed to remain unchanged except Memorial benches which are proposed to be increased by inflation. Charges were reviewed for 2018/19 and are comparable with other local authorities, additionally there has been a downward trend of income which is anticipated to continue and budget reduction of £40,000 forms part of the Growth & Savings exercise to reflect this movement.
- 2.7.2. Hiring of room rates to be increased by inflation rate.
- 2.7.3 A comprehensive review of court costs chargeable for Council Tax and NNDR cases has been undertaken resulting in the proposed charges being reduced to £100 and £174 respectively.

3. PARKING CHARGES 2019/20 – APPENDIX 3

- 3.1 It is not proposed to increase the parking charges for 2019/20, due to the review that was carried out in March 2018.
- 3.2 Due to the continued increase in the volume of income received for charges, fines and permits budget savings have been proposed as part of the Growth & Savings exercise. This calculates to an overall net increase of:

On Street -£93,500

Off Street -£75,500

4. **STATUTORY CHARGES SUBJECT TO DISCRETIONARY FEES – APPENDIX 4**

- 4.1 Housing Services - HMO license fees are proposed to increase significantly from the current charge due to a comprehensive review of calculating the costs that has been recently undertaken. This will bring us more in line with the rest of East Kent Local Authorities charging. The banding for the number of units has been amended from 3 to 2. Therefore, the charge is the same for 2-8 units and then a nominal fee for every unit over 8 units.

5. **STATUTORY FEES AND CHARGES – APPENDIX 5**

- 5.1 Planning - Statutory fees and charges have been updated for 2019/20. The 'Proposed 2019/20 charges' represent the descriptions and charges in-line with changes that came into effect January '18.

6. **2019/20 GENERAL FUND BUDGET IMPLICATIONS**

- 6.1 The following budget changes have been proposed though the Budget Strategy document also being considered at this meeting in respect of income budgets. Additionally there are a few smaller income adjustments reflected in the Budget Strategy position through the base budget review. Several of these adjustments however are reflective of current trends rather than proposed changes to the fees & charges schedules. The significant changes that relate to the level of fees being charged are the reduction in Court costs, and the part of the increase in Hythe Pool income.

The increase comprises:

	£	£
Reduced income (budget growth):		
Market Income	29,000	
Planning & Pre-application advice	85,000	
Burials	40,000	
Court Costs	100,000	254,000
		<hr/>
Increased income		
Off-Street Parking (net)	-75,500	
Hythe Pool	-25,000	
Industrial & Corporate Property rentals	-25,000	
On-Street Parking (net)	-93,500	
Building Control fees	-62,000	-281,000
		<hr/>
Net		£27,000
		<hr/>

7. PROPOSED AMENDMENTS TO HOUSING REVENUE ACCOUNT FEES AND CHARGES

Charges for Wastewater Treatment Works and Pumping Stations

- 7.1 The 2018/19 Fees and Charges report highlighted that the HRA subsidises the cost of this service. As in previous years, Cabinet agreed to limit increases on the charge for this service for existing users to annual increases of 8% in 2018/19 where users of the service were already paying the maximum charge of £875 per property. Users whose charge was lower than this would continue to pay the actual cost of the service up to the capped maximum amount. Cabinet has also previously agreed that new purchasers of properties, who buy under the 'Right to Buy' scheme, pay the actual cost of wastewater treatment works and cesspools.

The increase to the capped charge takes it from £875 in 2018/19 to £945 in 2019/20 and will reduce the HRA subsidy to £4,000 from £6,000.

Cesspools

- 7.2 In 2018/19 the same principle of the council recovering its costs up to a maximum of £875 for each household has previously been approved for the 7 council-owned properties which drain to cesspools. This produces annual income of £6,125. The cost of the service in 2017/18 was £9,805. If the cost is about the same in 2018/19 the HRA would be subsidising the service by approximately £3,680. In line with the above, it is recommended that the cap remains at the already approved figure of 8% per annum for 2019/20 taking the annual charge to £945.
- 7.3 Charges to tenants for garages, parking, room hire, etc. are to be increased by 2.3%
- 7.4 The budget implications of these changes will be reflected in the Housing Revenue Account and Capital Original Budget 2019/20 report to Cabinet in February 2019.

8. RISK MANAGEMENT ISSUES

- 8.1 A summary of the perceived risks follows:

Perceived risk	Seriousness	Likelihood	Preventative action
Income targets are not achieved resulting in a budget deficit	High	Medium	All fees and charges and income budgets are reviewed in detail each year to ensure that they are reasonable and achievable.

9. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

9.1 Legal Officer's Comments (DK)

As a general rule, the Council is under a duty to act fairly in its decision-making, including exercising its discretion to increase relevant fees and charges. The Localism Act 2011 gives the Council a wide ambit of power to charge for its services and section 93 of the Local Government Act 2003 gives the Council capacity to charge for relevant services; on the basis it is doing so without 'trading' (or making a profit).

9.2 Finance Officer's Comments (LH)

The financial implications are set out in the report.

9.3 Diversities and Equalities Implications

The budget report to Full Council in February 2019 will include an Equality Impact Assessment of the budget recommendations for 2019/20.

10. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councilors with any questions arising out of this report should contact the following officer prior to the meeting.

Leigh Hall, Group Accountant

Tel: 01303 853231

E-mail: leigh.hall@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

Budget working papers

Appendices:

Appendix 1 - Fees and Charges Policy

Appendix 2 - Discretionary Fees and Charges Schedule

Appendix 3 – Parking Schedule

Appendix 4 - Statutory Fees Subject to Discretionary Charges Schedule

Appendix 5 - Statutory Fees Schedule

General Fees and Charges Policy

All fees and charges are subject to the following general policy.

1. There shall be full cost recovery so that general council taxpayers are not subsidising the costs of an optional service. Any exceptions to this rule can only be agreed by cabinet. Where there is a substantial change between the current charge and the full cost recovery amount, the increase can be staggered over a period of up to three financial years.

In addition:

2. Fees and charges are increased by the current rate of inflation (generally rounded up to the nearest 10p).

The main exceptions to this rule are:

- Court fees
- Room bookings at the civic centre – voluntary organisations
- Car parking – as subject to review in the Car Park Strategy
- Building control – subject to full cost recovery of building control chargeable element.
- Contract charges with other organisations which are subject to separate negotiations
- Commercial activities - where fees and charges need to respond to market conditions or their ability to compete effectively for tenders. These will be discussed with the relevant portfolio holder at the appropriate time but will be on the basis of covering all costs at a minimum.
- Statutory charges - over which the council has no control and will be introduced as per the respective guidance and will not be subject to this policy

Discretionary Fees and Charges 2019/20

VAT KEY

OS
S
E

Outside the scope of VAT
Standard Rated
Exempt

APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
LEGAL, DEMOCRATIC AND CONTRACTS SERVICES						
Street Naming and Numbering						
Changing a property address		OS	57.00	57.00	57.00	57.00
Registering a new property		OS	114.00	114.00	114.00	114.00
New Street/Building (2-10 units)		OS	217.00	217.00	217.00	217.00
New Street/Building (11-19 units)		OS	354.00	354.00	354.00	354.00
New Street/Building (>20 units)		OS	354.00	354.00	354.00	354.00
Additional unit		OS	30.00	30.00	30.00	30.00
Changing a street name		OS	571.00	571.00	571.00	571.00
Provision of historical information		OS	239.00	239.00	239.00	239.00
Freedom of Information Act 2000						
Estimation of officer time taken to process the request – less than 18 hours : no charge (disbursements eg. photocopying and postage will be charged separately)		OS	0.00	0.00	0.00	0.00
Estimation of officer time taken to process the request – 18 hours or more: (disbursements eg. photocopying and postage will be charged separately)						
Initial charge (for first 18 hours)		OS	450.00	450.00	450.00	450.00
Additional hours (per hour)		OS	25.00	25.00	25.00	25.00
Environmental Information Regulations						
Requests under the Environmental Information Regulations will be charged at £25 an hour (disbursements eg. photocopying and postage will be charged separately)			25.00	25.00	25.00	25.00
Data Protection Act (Effective from 25 May 2018)						
Manifestly unfounded or excessive request - estimation of the officer time taken to process the request – less than 18 hours: no charge (disbursements eg. photocopying and postage will be charged separately)		OS	0.00	0.00	0.00	0.00
Manifestly unfounded or excessive request - estimation of officer time taken to process the request – 18 hours or more: (disbursements eg. photocopying and postage will be charged separately)						
Initial charge (for first 18 hours)		OS	450.00	450.00	450.00	450.00
Additional hours (per hour)		OS	25.00	25.00	25.00	25.00
Requests for further copies of information already supplied: hours charged at £25 per hour (disbursements eg. photocopying and postage will be charged separately)		OS	25.00	25.00	25.00	25.00
Legal Fees						
Development/planning agreements	First 10 hours	OS	650 to 4,000	650 to 4,000	700 to 4,000	700 to 4,000
Hourly rate thereafter		OS	100.00	100.00	110.00	110.00
Commercial property / lease	Hourly rate if applicable	OS	400 to 800	400 to 800	450 to 850	450 to 850
Transfer of miscellaneous land		OS	500 to 700	500 to 700	550 to 750	550 to 750
Lease renewals		OS	200 to 450	200 to 450	250 to 500	250 to 500
License to assign		OS	350 to 800	350 to 800	400 to 850	400 to 850
Licenses for land		OS	200 to 800	200 to 800	250 to 850	250 to 850
Easements		OS	300 to 700	300 to 700	350 to 800	350 to 800
Land enquiries - abortive transaction fee		OS	150.00	150.00	150.00	150.00
Deed of surrender		OS	250.00	250.00	400 to 850	400 to 850
Deed of novation		OS			400 to 850	400 to 850
Leaseholder matters/post RTB Matter		OS	55 to 230	55 to 230	150 to 300	150 to 300
Discharge of mortgages		OS	97.00	97.00	120.00	120.00
Rent reviews		OS	57.00	57.00	150.00	150.00
Supplying copies of deed/misc land documents per A4 photocopying charge		OS	0.10	0.10	0.10	0.10
Hourly rate for providing services to external organisations or hourly rate to be applied in complex property/development transactions		S	97.00	116.40	105.00	126.00

Discretionary Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT
	S	Standard Rated
	E	Exempt

APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Hythe Swimming Pool						
<i>These activities are subjected to standard VAT unless there is a block booking of 10 or more sessions by schools, clubs or</i>						
Swimming – Adult		S	3.50	4.20	3.50	4.20
Swimming – Junior		S	2.20	2.60	2.20	2.60
Swimming – Senior		S	2.20	2.60	2.20	2.60
Swimming – Off Peak		S	2.70	3.20	2.70	3.20
Swimming – Disabled		S	1.75	2.10	1.75	2.10
Swimming – Carer		S	1.75	2.10	1.75	2.10
Organised Groups – Adults		S	3.00	3.60	3.00	3.60
Organised Groups – Junior		S	1.90	2.30	1.90	2.30
Family ticket (2 adults & 2 juniors or 1 adult & 3 juniors)		S	8.70	10.40	9.20	11.00
Aqua Aerobics/Fit		S	4.50	5.40	4.50	5.40
Aqua Zumba		S	4.50	5.40	4.50	5.40
Spectator Admission		S	0.80	1.00	0.80	1.00
Gym		S	4.00	4.80	4.60	5.50
Adult lessons – course of 10 (45 minute lessons)		E	81.50	81.50	81.50	81.50
Adult (front crawl) training - per session		E	5.50	5.50	5.40	5.40
Junior lessons – course of 10 (30 minute lessons)		E	56.00	56.00	56.00	56.00
Pool hire per hour (includes 1 lifeguard and upto 30 people)		S	90.50	108.60	93.33	112.00
Teaching Pool hire per hour		S	32.90	39.50	33.75	40.50
Club hire (Monday-Saturday)		E	68.00	68.00	68.00	68.00
Club hire (Sunday)		E	62.00	62.00	62.00	62.00
Lifeguard for clubs		E	11.70	11.70	11.70	11.70
Adult blue voucher book (12 tickets)		S	35.00	42.00	35.00	42.00
Senior voucher book (12 tickets)		S	22.00	26.00	22.00	26.00
Junior voucher book (12 tickets)		S	22.00	26.00	22.00	26.00
Early Riser Voucher Book (12 tickets)		S	27.00	32.00	27.00	32.00
Disabled Voucher book (12 tickets)		S	17.50	21.00	17.50	21.00
Aqua Aerobics yellow voucher books (12 tickets)		S	45.00	54.00	45.00	54.00
School swimming teacher - per half hour		S	6.90	8.30	7.08	8.50
Schools non exclusive – per child per half hour		S	1.85	2.20	1.85	2.20
School exclusive pool hire – per half hour (maximum 20 children)		S	29.00	35.00	29.00	35.00
School exclusive pool hire – additional children		S	1.25	1.50	1.25	1.50
Private lessons per half hour – 1 child		E	17.20	17.20	13.50	13.50
Direct debit - annual advance payment		S	175.00	210.00	175.00	210.00
Direct debit - monthly payment on a minimum 12 month contract		S	15.30	18.40	15.30	18.40
Direct debit monthly payment - open contract (no minimum term can be cancelled at		S	19.70	23.60	19.70	23.60
Joining fee for open contract direct debit		S	13.70	16.40	13.70	16.40

Discretionary Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT
	S	Standard Rated
	E	Exempt

APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Waste & Recycling						
Bulky household collection (1 item)		OS	24.50	24.50	24.50	24.50
Bulky waste additional items (collected on the same visit)		OS	6.00	6.00	6.00	6.00
Two bulky household items (collected on the same visit)		OS	24.50	24.50	24.50	24.50
Abortive visits (including scheduled collections not cancelled 1 working day in advance)		OS	24.50	24.50	24.50	24.50
Cancelled visits - (including scheduled collections not cancelled 1 working day in advance)		OS	5.00	5.00	5.00	5.00
Garden waste sacks individual		OS	1.25	1.25	1.25	1.25
Garden waste sacks (roll of 10 sacks)		OS	11.45	11.45	11.45	11.45
Purple sacks (restrictions apply) - individual		OS	2.45	2.45	2.45	2.45
Purple sacks (restrictions apply) - roll of 13 sacks		OS	29.95	29.95	29.95	29.95
Supply & delivery of 140 litre wheeled bin		OS	35.99	35.99	35.99	35.99
Supply & delivery of 180 litre wheeled bin		OS	49.99	49.99	49.99	49.99
Supply & delivery of 240 litre wheeled bin		OS	47.95	47.95	47.95	47.95
Supply & delivery of 360 litre wheeled bin		OS	75.95	75.95	75.95	75.95
Supply & delivery of 660 litre green (residual) wheeled bin		OS	235.00	235.00	235.00	235.00
Supply & delivery of 660 litre wheeled bin (recyclables)		OS	245.00	245.00	245.00	245.00
Supply & delivery of 1100 litre green (residual) wheeled bin		OS	252.00	252.00	252.00	252.00
Supply & delivery of 1100 litre wheeled bin (recyclables)		OS	262.00	262.00	262.00	262.00
Bin authorisation fee (2 wheeled bin)		OS	6.00	6.00	6.00	6.00
Bin authorisation fee (4wheeled bin)		OS	12.00	12.00	12.00	12.00
Food waste collections, kerbside container		OS	9.95	9.95	9.95	9.95
Food waste collections, kitchen caddy		OS	5.95	5.95	5.95	5.95
New property container offer (Up to 2WB, 2 Food + Box) Price capped at		OS	84.95	84.95	84.95	84.95
Black box recycling container		OS	9.95	9.95	9.95	9.95
Purple box recycling container		OS	9.95	9.95	9.95	9.95
Blue bag recycling container		OS	4.95	4.95	4.95	4.95
Green waste collection - contribute towards purchase		OS	29.95	29.95	29.95	29.95
Green waste collection - annual subs.		OS	46.00	46.00	47.00	47.00
Green waste collection - direct debit		OS	46.00	46.00	47.00	47.00

Discretionary Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT
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APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
COMMUNICATIONS						
<i>Below are the advertised rates, but discretionary discounts could be considered.</i>						
Advertising space in Your District Today	1/4 Page	S	200.00	240.00	295.00	354.00
Advertising space in Your District Today	1/2 Page	S	380.00	456.00	495.00	594.00
Advertising space in Your District Today	Full Page	S	720.00	864.00	850.00	1,020.00
Advertising space in Your District Today	Back Page	S	800.00	960.00	995.00	1,194.00
Advertising space in Your District Today	Inside Front/Back cover	S	0.00	0.00	900.00	1,080.00
HOUSING SERVICES						
Housing Revenue Account						
Garages let to SDC tenants	Per week	OS	11.40	11.40	11.70	11.70
Garages let privately	Per week	S	11.40	13.70	11.70	14.00
Parking spaces let to SDC tenants	Per week	E	3.30	3.30	3.40	3.40
Parking spaces let privately	Per week	S	3.30	4.00	3.40	4.10
Stores	Per week	E	17.10	17.10	17.50	17.50
Hire of scooter store	Per week	E	2.30	2.30	2.40	2.40
Lounge hire - sheltered accommodation	Per hour	E	14.30	14.30	14.60	14.60
Guest rooms - sheltered accommodation	Per night	E	17.10	17.10	17.50	17.50
Lifeline for Council tenants (VAT is zero rated for clients with disabilities)	Per week	S	1.00	1.20	1.00	1.20
Long lease renewals						
Administrative fee		S	205.00	246.00	210.00	252.00
Valuation fee		S	369.00	443.00	377.00	452.00
Plan fee		S	98.00	118.00	100.00	120.00
Supporting People						
- Full Sheltered	Per week	E	10.90	10.90	11.20	11.20
- Semi Sheltered	Per week	E	0.80	0.80	0.80	0.80
Shed	Per week	E	3.80	3.80	3.90	3.90
RTB - management fee	Annual	E	215.00	215.00	220.00	220.00
RTB - reference for purchase		E	44.00	44.00	45.00	45.00
RTB - service charges enquiry		E	77.00	77.00	79.00	79.00
Sale of land - administration fee		S	257.00	308.00	263.00	316.00
Housing						
Non-Statutory Inspection fee	Per inspection	S	105.00	126.00	115.83	139.00

Discretionary Fees and Charges 2019/20

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APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
COMMERCIAL & TECHNICAL SERVICES						
Parking Services						
Provision of white 'access' road markings (outside premises or private drive):						
Analysis and survey work	per application	E	121.00	121.00	121.00	121.00
Installation and maintenance (10 years)	per application	E	158.00	158.00	158.00	158.00
Hire of Land						
Refundable deposit - non-commercial events(minimum of £100) - sliding scale		OS	up to £500.00	up to £500.00	up to £500.00	up to £500.00
Small non-commercial events - hire charge		OS	135.00	135.00	135.00	135.00
Charitable/Community events - hire charge		OS	40.00	40.00	40.00	40.00
Boot Fairs		OS	260.00	260.00	260.00	260.00
Commercial events hire charge (per day)		OS	1,150.00	1,150.00	1,150.00	1,150.00
Refundable deposit - commercial events (minimum of £500) - sliding scale		OS	up to £1,000.00	up to £1,000.00	up to £1,000.00	up to £1,000.00
Arranging TPC road closure (admin fee)		OS	20.00	20.00	25.00	25.00
Cleaning & restocking charge for use of WCs used by event organiser (some exemptions available on request)		S	104.00	125.00	104.00	125.00
Public Toilets						
Dymchurch Sea Wall toilets		OS	0.20	0.20	0.20	0.20
Radar keys		S	2.20	2.60	2.20	2.60
Outdoor Sports and Recreation						
Outdoor Sports and Recreation						
These activities are subjected to standard VAT unless there is a block booking of 10 or more sessions by schools, clubs or associations, then it is treated as an exempt activity.						
Cricket – Shorncliffe		S	60.00	72.00	61.40	73.70
Cricket – Shorncliffe (Concession)		S	25.00	30.00	25.60	30.70
Football – Sports Ground (Cheriton)		S	65.00	78.00	66.50	79.80
Football – Sports Ground (Cheriton) (concession)		S	45.00	54.00	46.00	55.20
Mini Soccer - Sports Ground (Cheriton)		S	14.50	17.40	14.80	17.80
Football - 9v9 Sports Ground (Cheriton Rd and North Rd)		S	29.00	34.80	29.70	35.60
Football – Stadium (Cheriton)		S	55.00	66.00	56.30	67.60
Football – Stadium (Cheriton) (concession)		S	35.00	42.00	35.80	43.00
Royal Military Canal:						
Allotments (Green Lane) Full Plot		OS	40.00	40.00	41.00	41.00
Allotments (Green Lane) Half Plot		OS	20.00	20.00	20.50	20.50
Shingle Extraction						
Annual Fee up to 120,000 cubic metres		OS	n/a	n/a	n/a	n/a
Fee per cubic metre over 120,000 cubic metres		OS	1.02	1.02	1.02	1.02
Beach Huts						
Hythe	per annum		800.00	800.00	800.00	800.00
Sale of Documents						
Sale of miscellaneous documents - Building Control		S	Variable	Variable	Variable	Variable

Discretionary Fees and Charges 2019/20

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APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Private Lifeline Charges						
<i>Equipment subject to VAT but client has option to complete VAT exemption form.</i>						
Gemini unit (per week)	per week	S	3.40	4.10	3.50	4.20
Bogus caller alarm		S	30.50	36.60	31.00	37.20
CO2 fall & flood detector	Quarterly charge	S	40.00	48.00	34.50	41.40
GPS Footprint	per week	S	5.20	6.20	5.30	6.40
Universal sensor	Quarterly charge	S	16.80	20.20	17.20	20.60
Epilepsy sensor	per week	S	6.60	7.90	6.70	8.00
Pull cord		S	2.00	2.40	2.00	2.40
Property exit sensor		S	2.20	2.60	2.20	2.60
Bed occupancy sensor	Quarterly	S	74.50	89.40	81.25	97.50
Bed sensory pad	per week	S	1.40	1.70	1.50	1.80
PR / fault visits		S	39.00	46.80	39.00	46.80
Safe socket		S	31.00	37.20	31.00	37.20
Smoke detectors	per week	S	2.25	2.70	2.30	2.80
Telephone extension lead		S	5.50	6.60	6.00	7.20
Electrical extension lead		S	8.00	9.60	9.00	10.80
Pendant		S	72.00	86.40	72.50	87.00
Pendant rental	per week	S	1.50	1.80	1.50	1.80
Replacement pendant (used)		S	39.00	46.80	40.00	48.00
Lost units (replacements)		S	135.00	162.00	138.00	165.60
GSM (mobile phone lifeline)	per week	S	6.70	8.00	6.70	8.00
Care assist	per week	S	3.30	4.00	3.30	4.00
Care assist for existing clients with faulty line		S	44.00	52.80	44.00	52.80
Replacement power supply	per unit	S	36.00	43.20	36.00	43.20
Big button phone	per unit	S	17.50	21.00	17.50	21.00
Minuet pendants	per unit	S	85.00	102.00	85.00	102.00
ADSL filters	Unit price +10%	S	5.00	6.00	5.00	6.00
Installation charge		S	39.00	46.80	40.00	48.00
Out of area installation charge		S	68.00	81.60	69.50	83.40
RSL monitoring income shown as an hourly rate		S	0.11	0.13	0.11	0.13
Wristband set up charge		S	35.00	42.00	35.00	42.00
Wristbands (per annum)		S	20.00	24.00	20.00	24.00
Telehealth monitoring		S	1.85	2.20	1.85	2.20
Warm Homes		S	1.58	1.90	1.55	1.90
Lone Worker scheme set-up	per person	S	5.50	6.60	5.50	6.60
Lone Worker scheme part-time	per week	S	0.90	1.10	0.90	1.10
Lone Worker scheme full-time	per week	S	1.20	1.40	1.20	1.40
Data holding and contract holding	per week	S	0.60	0.70	0.60	0.70
Monitoring only - donated (per week)	As per supporting people grant	S	2.20	2.60	2.20	2.60
Daily Check Calls	per quarter	S	14.30	17.20	14.60	17.50
Daily Check Calls	per annum	S	57.20	68.60	58.40	70.10

Discretionary Fees and Charges 2019/20

VAT KEY

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APPENDIX 2

Service	Further Information	VAT Category	Charges for	Charges for 2018/19	Proposed Charges for	Proposed Charges for
			2018/19Net of VAT if applicable	with VAT if applicable	2019/20 Net of VAT if applicable	2019/20 with VAT if applicable
			£	£	£	£
PLANNING SERVICES						
Planning Pre-Application Charging Schedule						
Householder application - written advice only		S	42.00	50.00	43.75	52.50
Householder application - up to 1 hour meeting with written advice		S	125.00	150.00	131.25	157.50
Equestrian development (domestic) - written advice only		S			43.75	52.50
Equestrian development (domestic) - up to 1 hour meeting with written advice		S			131.25	157.50
Replacement dwellings						
Single dwelling/flat/holiday let/self contained annexe, incl change of use - written advice		S	125.00	150.00	131.25	157.50
Single dwelling/flat/holiday let/self contained annexe, incl change of use - up to 1 hour meeting with written advice		S	210.00	250.00	218.75	262.50
2 - 9 dwellings/flats/holiday lets incl HMOs, self contained units with care - written advice only		S	210.00	250.00	216.75	260.10
2 - 9 dwellings/flats/holiday lets incl HMOs, self contained units with care - up to 1 hour meeting with written advice		S	350.00	420.00	367.50	441.00
10 - 20 dwellings/flats/holiday lets incl HMOs, self contained units with care - up to 2 hour meeting with written advice		S	542.00	650.00	568.75	682.50
21 - 49 dwellings/flats/holiday lets incl HMOs, self contained units with care - up to 2 hour meeting with written advice		S	708.00	850.00	743.75	892.50
50 - 199 dwellings/flats/holiday lets incl HMOs, self contained units with care - up to 2 hour meeting with written advice. (Planning Performance Agreement if appropriate for cost recovery of officer time and consultant costs)		S	833.00	1,000.00	875.00	1,050.00
Strategic development 200 units and over - Planning Performance Agreement for cost recovery of officer time and consultant costs		S	Variable	Variable	Variable	Variable
External alterations requiring planning permission - all uses		S			43.75	52.50
Listed Buildings where no associated planning permission required - written advice only		S	42.00	50.00	65.60	78.75
Listed Buildings where no associated planning permission required - 30 minute meeting with written advice		S	125.00	150.00	131.25	157.50
Listed building work also requiring planning permission - relevant pre application planning fee.		S			Variable	Variable
Trees with a Tree Preservation Order or in a Conservation Area		S	0.00	0.00	0.00	0.00
Advertisements (initial one hour advice meeting and letter)		S	0.00	0.00	43.75	52.50
Businesses generating new/additional employment - free initial meeting up to 2 hours with written advice		S	0.00	0.00	0.00	0.00
Businesses - further work following intial advice and all other business/commercial with a floor space 500m² and below		S	Variable	Variable	437.50	525.00
Businesses - further work following initial advice and all other business/commercial with a floor space above 500m² - £525 plus £1,000 per 500m2 thereafter		S			Variable	Variable
All Other operations and developments including changes of use		S	Variable	Variable	437.50	525.00
Sale of Documents						
Sale of miscellaneous documents - Planning Policy		S	Variable	Variable	Variable	Variable
Sale of miscellaneous documents - Development Management		S	Variable	Variable	Variable	Variable
Charging for monitoring legal agreements		S	Variable	Variable	Variable	Variable
Shepway Core Strategy Local Plan	Hard Copy	S	71.80	86.20	73.50	88.20
Shepway Core Strategy Local Plan	Saved Policies	S	92.30	110.80	94.40	113.30
Shepway Core Strategy Local Plan - concessionary rate for local residents, Town and Parish Councils	Hard Copy with Saved Policies	S	51.30	61.60	52.50	63.00
		S	71.80	86.20	73.50	88.20
Self-Build and Custom Build Housing Projects Register						
First time applicants		S			25.00	30.00
Annual renewal		S			12.50	15.00
COMMUNITY SERVICES						
Hackney Carriage Licensing						
Drivers Single Licence		OS	127.00	127.00	130.00	130.00
Drivers Dual Licence		OS	173.00	173.00	177.00	177.00
Knowledge Test		OS	60.00	60.00	61.00	61.00
Vehicle Licence – Annual		OS	273.00	273.00	279.00	279.00
Vehicle Licence – Transfer		OS	94.00	94.00	94.00	94.00
Vehicle Plate replacement		OS	20.00	20.00	20.50	20.50
Driver Badge replacement		OS	20.00	20.00	20.50	20.50
Private Hire Operator Licence (Per vehicle)		OS	63.00	63.00	64.50	64.50

Miscellaneous Licensing

Discretionary Fees and Charges 2019/20

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APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Dangerous Wild Animals Act 1964 & 1970	Every Two years	OS	410.00	410.00	420.00	420.00
Boarding in Kennels for dogs, Boarding for Cats, Day Care for Dogs, Home Boarding for Dogs, Breeding Dogs and Selling Animals as Pets	New charging structure from Oct'18					
- up to 20 animals plus vet fees at cost					80.00	80.00
- over 20 animals plus vet fees at cost					120.00	120.00
1 Star and 2 Star establishments - 1 year licence					80.00	80.00
3 Star and 4 Star establishments - 2 year licence					160.00	160.00
5 Star establishments - 3 year licence					240.00	240.00
Hiring of Horses plus vet fees at costs					120.00	120.00
1 Star and 2 Star establishments - 1 year licence					130.00	130.00
3 Star and 4 Star establishments - 2 year licence (plus annual vet fees at cost)					170.00	170.00
5 Star establishments - 3 year licence (plus annual vet fees based upon an hourly rate including travel time)					250.00	250.00
Keeping or Training Animals for Exhibition (plus vet fees, where applicable at cost)					120.00	120.00
Keeping or Training Animals for Exhibition for a 3 year licence					240.00	240.00
Other Charges						
Request for Variations						
- administrative amendment only					20.00	20.00
- inspector visit (if required)					80.00	80.00
Request for re-inspection (for all licences) plus vet fees if applicable					80.00	80.00
Zoo Licence Act 1982						
- up to 2 hours		OS	219.00	219.00	224.00	224.00
- each hour thereafter		OS	52.00	52.00	53.00	53.00
Performing Animals		OS	123.00	123.00	123.00	123.00
Veterinary fees - recharged at cost.			0.00	N/A	0.00	N/A
Street Trading Consent (Annual)		OS	284.00	284.00	290.00	290.00
Non mobiles > 25 feet in length		OS	785.00	785.00	803.00	803.00
Stall per foot- Sandgate Road	March to December	OS	3.00	3.50	3.00	3.50
Stall per foot- Sandgate Road	January and February	OS	1.80	1.80	1.80	1.80
Stall per foot- Guildhall Street	March to December	OS	2.00	2.35	2.00	2.35
Stall per foot- Guildhall Street	January and February	OS	1.35	1.35	1.35	1.35
Street Trading Licence (Lanterns) - per stall per day	per foot	OS	2.00	2.00	2.00	2.00
Market License fee					tba	tba
Canoe - annual		OS	28.50	28.50	29.00	29.00
Canoe - seasonal		OS	18.50	18.50	19.00	19.00
Boat - annual		OS	46.00	46.00	47.00	47.00
Boat - seasonal		OS	29.00	29.00	29.50	29.50

Discretionary Fees and Charges 2019/20

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APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Scrap Metal Licensing						
Grant of site licence		OS	492.00	492.00	503.00	503.00
Renewal of site licence		OS	462.00	462.00	472.00	472.00
Collectors licence		OS	289.00	289.00	295.50	295.50
Variation of licence		OS	63.00	63.00	64.50	64.50
Change of details		OS	53.00	53.00	54.00	54.00
Personal & Premises Licences						
Personal - Acupuncture, ear piercing, electrolysis & semi-permanent ink		OS	189.00	189.00	193.00	193.00
Personal - Tattooing Registration		OS	308.00	308.00	308.00	308.00
Personal - Sex Shop Consent		OS	2,021.00	2,021.00	2,067.00	2,067.00
Personal - Change to Registration		OS	105.00	105.00	107.00	107.00
Premise Licence Pre-Application Schedule						
Written advice (basic) following letter/submission received		S	20.00	24.00	20.50	24.00
Per 30 minute meeting with written advice		S	38.00	45.00	39.00	47.00
Dog Control						
Kennelling per night		OS	17.00	17.00	19.50	19.50
Out of hours dog collection		OS	50.00	50.00	51.15	51.15
Veterinary fees at cost		OS	Variable	Variable	Variable	Variable
		OS			5.00	5.00
Microchip fee						
Flea treatment (dependant on size of the dog)		OS	8.00	8.00	8.00 to 12.00	8.00 to 12.00
Worming (dependant on size of the dog)					8.00 to 13.00	8.00 to 13.00
Vaccination charge		OS	25.00	25.00	25.00	25.00
Pollution Environmental Health						
Contaminated land search fee		OS	126.10	126.10	150.00	150.00
Hourly fee for works in default (returning seized goods and removal of fly posting)		OS	10.00	10.00	15.00	15.00
Food and Safety						
Certificate for voluntary surrender of unfit food (Including 1 hour officer time)		OS	90.00	90.00	92.00	92.00
Plus officer time per additional hour		OS	41.00	41.00	42.00	42.00
Food export certificate		OS	140.00	140.00	140.00	140.00
Food Hygiene course - fee per person		E	60.00	60.00	60.00	60.00
Food Hygiene Scheme - re-rating	per application	E	45.00	45.00	130.00	130.00
Private Water Supply Sampling						
Risk assessments(If carried out by contractor)	per hour	OS	51.30	51.30	52.50	52.50
Risk assessments(If carried out by SDC staff)	per hour	OS	25.70	25.70	26.30	26.30
Mileage	per mile	OS	0.60	0.60	0.60	0.60
Sampling	per visit	OS	55.00	55.00	56.30	56.30
Analysis and courier (first sample)	first sample	OS	15.90	15.90	16.30	16.30
Additional sample	each	OS	5.40	5.40	5.50	5.50
Caravan Site Licensing						
New application	Band A (single pitch)	E	0.00	0.00	0.00	0.00
New application	Band B (2 - 10 pitches)	E	516.00	516.00	528.00	528.00
New application	Band C (11 - 25 pitches)	E	600.00	600.00	614.00	614.00
New application	Band D (26 - 50 pitches)	E	740.00	740.00	757.00	757.00
New application	Band E (51 - 100 pitches)	E	998.00	998.00	1,021.00	1,021.00
New application	Band F (101 - 200 pitches)	E	1,530.00	1,530.00	1,565.00	1,565.00
New application	Band G (201 - 400 pitches)	E	2,579.00	2,579.00	2,638.00	2,638.00
New application	Band H (401 - 800 pitches)	E	4,676.00	4,676.00	4,783.00	4,783.00
Annual fee	Band A	E	0.00	0.00	0.00	0.00
Annual fee	Band B	E	306.00	306.00	313.00	313.00
Annual fee	Band C	E	390.00	390.00	399.00	399.00
Annual fee	Band D	E	530.00	530.00	542.00	542.00
Annual fee	Band E	E	789.00	789.00	807.00	807.00
Annual fee	Band F	E	1,320.00	1,320.00	1,350.00	1,350.00
Annual fee	Band G	E	2,369.00	2,369.00	2,423.00	2,423.00
Annual fee	Band H	E	4,466.00	4,466.00	4,569.00	4,569.00
Transfer	Band A	E	0.00	0.00	0.00	0.00
Transfer	Band B to Band H	E	57.00	57.00	58.00	58.00
Amendment	Band A (single pitch)	E	0.00	0.00	0.00	0.00
Amendment	Band B to Band H	E	79.00	79.00	81.00	81.00
Site rules	Band A (single pitch)	E	0.00	0.00	0.00	0.00
Site rules	Band B to Band H	E	38.00	38.00	39.00	39.00

Discretionary Fees and Charges 2019/20

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FINANCE, CUSTOMER & SUPPORT SERVICES						
Cemeteries						
Purchase fees						
Children not exceeding 12		OS	202.00	202.00	202.00	202.00
Person over 12 –purchase fee		OS	559.00	559.00	559.00	559.00
Burial and Plot Fees		OS	1,038.00	1,038.00	1,038.00	1,038.00
Green Burials (Hawkinge Only)		OS	1,008.00	1,008.00	1,008.00	1,008.00
Plot purchase, first internment & right to erect						
Garden of remembrance (Lydd, Double Plot)		OS	610.00	610.00	610.00	610.00
Garden of remembrance (New Romney, Double Plot)		OS	610.00	610.00	610.00	610.00
Garden of remembrance (New Romney, Single Plot)		OS	382.00	382.00	382.00	382.00
Digging Fees						
Children stillborn - No charge		E	0.00	0.00	0.00	0.00
Person over 12 – single depth digging		OS	576.00	576.00	576.00	576.00
Person over 12 – double depth		OS	855.00	855.00	855.00	855.00
Person over 12 – triple depth		OS	1,145.00	1,145.00	1,145.00	1,145.00
Other Fees						
Exhumation Fee (Plus additional charge to cover actual cost)		E	1,219.00	1,219.00	1,219.00	1,219.00
Internment of ashes		OS	144.00	144.00	144.00	144.00
Late internment		OS	137.00	137.00	137.00	137.00
Spreading of ashes		OS	49.00	49.00	49.00	49.00
Scattering of ashes under turf		OS	144.00	144.00	144.00	144.00
Re-open fee		OS	87.00	87.00	87.00	87.00
Add. inscription		OS	74.00	74.00	74.00	74.00
Use of chapel		OS	142.00	142.00	142.00	142.00
Memorials – 6 X 3		OS	246.00	246.00	246.00	246.00
Vases		OS	94.00	94.00	94.00	94.00
Kerbs		OS	437.00	437.00	437.00	437.00
Laying down unsafe memorial		OS	124.00	124.00	124.00	124.00
Standard cost of a donated memorial bench, new plaque and 10 years mtce		OS	1,494.00	1,494.00	1,530.00	1,530.00
Standard cost of a refurbished donated memorial bench, new plaque and 10 years mtce		OS	876.00	876.00	900.00	900.00
Standard cost of a refurbished donated memorial bench, existing plaque and 10 years mtce		OS	767.00	767.00	790.00	790.00
Deed of grant		E	40.00	40.00	40.00	40.00
Transfer of Deed of Grant		E	103.00	103.00	103.00	103.00
Rose bush (includes 5yr maintenance)		E	97.00	97.00	97.00	97.00
Reserved plot surcharge on use		OS	80.00	80.00	80.00	80.00
Reservation fee		OS	80.00	80.00	80.00	80.00
Family History Request - per request up to 3 names		E	30.00	30.00	30.00	30.00
Family History Request - per request more than 3 names		E	60.00	60.00	60.00	60.00
Replacement headstones - administration fee		E	50.00	50.00	50.00	50.00
Burial where ashes are added - administration fee		E	50.00	50.00	50.00	50.00
Mixing of two ashes - administration fee		E	50.00	50.00	50.00	50.00

Discretionary Fees and Charges 2019/20

VAT KEY

OS
S
E

Outside the scope of VAT
Standard Rated
Exempt

APPENDIX 2

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Hiring of council meeting rooms for all non Folkestone & Hythe District Council meetings/functions						
<i>KALC (Kent Association of Local Councils) and relevant voluntary/Charity organisations</i>						
<i>100% discount</i>						
Council Chamber	Basic Hourly rate	E	35.00	35.00	35.80	35.80
Council Chamber	Hourly rate after 9pm week day evenings & Saturday (including Civic Warden fee)	E	59.20	59.20	60.60	60.60
Council Chamber	Hourly rate for Sundays & Bank Holidays (including Civic Warden fee)	E	65.60	65.60	67.10	67.10
Boulogne and Middleburg Room	Basic Hourly rate	E	25.00	25.00	26.60	26.60
Boulogne and Middleburg Room	Hourly rate after 9pm week day evenings & Saturday (including Civic Warden fee)	E	49.20	49.20	50.30	50.30
Boulogne and Middleburg Room	Hourly rate for Sundays & Bank Holidays (including Civic Warden fee)	E	55.60	55.60	56.90	56.90
Other meeting rooms	Basic Hourly rate	E	15.00	15.00	15.30	15.30
Other meeting rooms	Hourly rate after 9pm week day evenings & Saturday (including Civic Warden fee)	E	39.20	39.20	40.10	40.10
Other meeting rooms	Hourly rate for Sundays & Bank Holidays (including Civic Warden fee)	E	45.60	45.60	46.60	46.60
Use of drinks machine for non Folkestone & Hythe District Council meetings/functions						
Per drink - Up to 30 persons		S	0.83	1.00	0.92	1.10
30 Persons or more		S	25.00	30.00	27.60	33.10
General sale of documents / photocopying						
Photocopying	per A4 sheet (black & white)	S	0.12	0.15	0.12	0.15
Photocopying	per A4 sheet (colour)	S	0.16	0.20	0.16	0.20
Photocopying	per A3 sheet (black & white)	S	0.28	0.35	0.28	0.35
Photocopying	per A3 sheet (colour)	S	0.32	0.40	0.32	0.40
Photocopying	per A1 sheet (black & white)	S	3.00	3.60	3.00	3.60
Photocopying	per A1 sheet (colour)	S	3.50	4.00	3.50	4.00
Photocopying	per A2 sheet (black & white)	S	3.00	3.60	3.00	3.60
Photocopying	per A2 sheet (colour)	S	3.50	4.00	3.50	4.00
Providing electronic copies (PDF or equivalent)	per sheet	S	0.83	1.00	0.83	1.00
Lost/Unreturned ID cards						
Charge to staff		E	7.50	7.50	7.50	7.50
Charge to contractors		E	7.50	7.50	7.50	7.50
Court Costs						
Summons & Liability Order - council tax		E	125.00	125.00	100.00	100.00
Summons & Liability Order - business rates		E	180.00	180.00	174.00	174.00
Failure to submit Completion of Means Enquiry Form		E	70.00	70.00	70.00	70.00

Car Parking Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT	
	S	Standard Rated	20%
	E	Exempt	

Appendix 3

Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
Charges apply 8am - 6pm unless otherwise indicated						
FOLKESTONE						
SHORT STAY Upper Payers Park, Shellons St., Foresters Way, Playdell Gardens						
Hourly charge with linear per minute charging.	30 mins	S	0.50	0.60	0.50	0.60
Minimum stay 30mins and maximum stay 3 hours	1 hour	S	1.00	1.20	1.00	1.20
	3 hour	S	3.00	3.60	3.00	3.60
LONG STAY Tram Road and Harbourside						
Hourly charge with linear per minute charging	1 hour	S	1.00	1.20	1.00	1.20
	All day	S	6.67	8.00	6.67	8.00
LONG STAY Sandgate Road Car Park (formerly Leas Cliff Hall)						
	Up to 2 hours	S	0.83	1.00	0.83	1.00
	Up to 4 hours	S	1.67	2.00	1.67	2.00
	Up to 5 hours	S	2.50	3.00	2.50	3.00
	All day	S	3.33	4.00	3.33	4.00
OTHER SHEPWAY AREAS						
SHORT TERM						
Hythe:						
Mount Street:	Up to 30 mins	S	0.67	0.80	0.67	0.80
Minimum stay 30 mins and maximum stay 2 hours	Up to 1 hour	S	1.00	1.20	1.00	1.20
	Up to 2 hours	S	1.92	2.30	1.92	2.30
New Romney:						
Church Road:	Up to 1 hour	S	0.83	1.00	0.83	1.00
Hourly charge with linear per minute charging.	Up to 2 hours	S	Linear per minute charging		Linear per minute charging	
Minimum stay 1 hour and maximum stay 3 hours	Up to 3 hours	S	2.50	3.00	2.50	3.00
LONG TERM						
Hourly charge with linear per minute charging. Minimum stay 1 hour						
Hythe: Military Road, The Paddocks	Up to 1 hour*	S	1.00	1.20	1.00	1.20
Sandgate: Lower Sandgate Road West	Up to 2 hours **	S	Linear per minute charging		Linear per minute charging	
Dymchurch: Martello, High Knocke, Central	Up to 3 hours	S				
Greatstone: Jolly Fisherman	Up to 4 hours	S				
Littlestone: Coast Drive	Up to 5 hours	S				
New Romney: West Street * £1 for first hr; ** 2hrs £2.40	Up to 6 hours	S				
	Up to 12 hours	S	6.67	8.00	6.67	8.00
Hythe: Battery Point, Twiss Fort, Seapoint	Up to 1 hour	S	0.83	1.00	0.83	1.00
Hourly charge with linear per minute charging, minimum stay 1 hour, all day £6	Up to 2 hours	S	Linear per minute charging		Linear per minute charging	

Car Parking Fees and Charges 2019/20			VAT KEY	OS S E	Outside the scope of VAT Standard Rated Exempt	20%	Appendix 3
Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable	Charges for 2018/19 with VAT if applicable	Proposed Charges for 2019/20 Net of VAT if applicable	Proposed Charges for 2019/20 with VAT if applicable	
	All day	S	5.00	6.00	5.00	6.00	
Sandgate, Castle Road	Up to 2 hours	S	0.83	1.00	0.83	1.00	
	Up to 4 hours	S	2.50	3.00	2.50	3.00	
	All day	S	4.15	5.00	4.15	5.00	
Cheriton: Broomfield Road, Elham: Pound Lane; Lyminge: Station Road	ALL DAY - Free	S	0.00	0.00	0.00	0.00	
Folkestone: East Cliff Pavilion; The Coastal Park	1 hour	S	1.00	1.20	1.00	1.20	
			Linear per minute charging		Linear per minute charging		
	All day		6.67	8.00	6.67	8.00	
Folkestone: Golden Valley; Sports Grounds,	ALL DAY - Free		0.00	0.00	0.00	0.00	
Lydd:The Lade, Coast Drive (east of), Lydd on Sea	Per hour	S	1.00	1.20	1.00	1.20	
	All day (6hrs+)		6.67	8.00	6.67	8.00	
Sandgate: Gough Road	ALL DAY - Free	S	0.00	0.00	0.00	0.00	
Sandgate: Wilberforce Road	Up to 2 hours	S	0.83	1.00	0.83	1.00	
	Up to 4 hours	S	2.50	3.00	2.50	3.00	
	Up to 12 hours	S	4.15	5.00	4.15	5.00	
COACH PARKING							
Littlestone: Coast Drive	Up to 5 hours	S	6.33	7.60	6.33	7.60	
	Up to 10 hours	S	11.67	14.00	11.67	14.00	
Dymchurch: Central	ALL DAY - Free		0.00	0.00	0.00	0.00	
CAR PARK SEASON TICKETS							
All Long Stay Car Parks							
Valid 7 days per week	Annual	S	547.50	657.00	547.50	657.00	
	6 month	S	274.17	329.00	274.17	329.00	
	3 months	S	137.50	165.00	137.50	165.00	
Valid 6 days per week	Annual	S	466.67	560.00	466.67	560.00	
	6 month	S	233.33	280.00	233.33	280.00	
	3 months	S	116.67	140.00	116.67	140.00	
Valid 5 days per week	Annual	S	390.00	468.00	390.00	468.00	
	6 month	S	195.00	234.00	195.00	234.00	
	3 months	S	97.50	117.00	97.50	117.00	
Valid 4 days per week	Annual	S	311.67	374.00	311.67	374.00	
	6 month	S	155.83	187.00	155.83	187.00	
	3 months	S	78.33	94.00	78.33	94.00	
Valid 3 days per week	Annual	S	233.33	280.00	233.33	280.00	

Car Parking Fees and Charges 2019/20			VAT KEY	OS	Outside the scope of VAT		Appendix 3
				S	Standard Rated	20%	
				E	Exempt		
Service	Further Information	VAT Category	Charges for 2018/19 Net of VAT if applicable	Charges for 2018/19 with VAT if applicable	Proposed Charges for 2019/20 Net of VAT if applicable	Proposed Charges for 2019/20 with VAT if applicable	
Valid 2 days per week	6 month	S	116.67	140.00	116.67	140.00	
	3 months	S	58.33	70.00	58.33	70.00	
	Annual	S	155.83	187.00	155.83	187.00	
Valid 1 days per week	6 month	S	78.33	94.00	78.33	94.00	
	3 months	S	39.17	47.00	39.17	47.00	
	Annual	S	78.33	94.00	78.33	94.00	
	6 month	S	39.17	47.00	39.17	47.00	
	3 months	S	20.00	24.00	20.00	24.00	
HOTEL GUEST PERMITS		S	1.67	2.00	1.67	2.00	
RESIDENT PERMITS							
Folkestone & Hythe District Car Park Resident Permits	12 months	S	50.00	60.00	50.00	60.00	
On Street Parking Waiver	Daily	E	8.00	8.00	8.00	8.00	
On Street Parking Waiver	Weekly	E	24.00	24.00	24.00	24.00	
Parking permissions for Window Cleaners, pharmacists,	Annual	E	52.50	52.50	52.50	52.50	
FOLKESTONE CONTROLLED PARKING ZONES							
1st Resident Permit		E	30.00	30.00	30.00	30.00	
2nd Resident Permit		E	30.00	30.00	30.00	30.00	
Resident Visitor Permit (5 sessions)		E	5.20	5.20	5.20	5.20	
Business Permit		E	60.00	60.00	60.00	60.00	
Replacement Permit		E	5.20	5.20	5.20	5.20	
Special Permit - Free Health & Care Workers and Emergency services		E	0.00	0.00	0.00	0.00	
ON STREET CAR PARKING							
		Linear per minute					
Folkestone Town Centre CPZ A1 and A2	Min 30mins	E	1.20	1.20	1.20	1.20	
	Max 3 hours						
Folkestone Seafront Zone C2	Min 1 hour	E	1.20	1.20	1.20	1.20	
	Max 5 hours						
Princes Parade, Hythe	Minimum 30 minutes		0.50	0.60	0.50	0.60	
	6 hours + (all day)		6.00	7.20	6.00	7.20	

Statutory Charges Subject to Discretionary Fees 2019/20

VAT KEY

OS
S
E

Outside the scope of VAT
Standard Rated 20%
Exempt

Appendix 4

Service	Further Information	VAT category	Charges for 2018/19 Net of VAT if applicable £	Charges for 2018/19 with VAT if applicable £	Proposed Charges for 2019/20 Net of VAT if applicable £	Proposed Charges for 2019/20 with VAT if applicable £
HOUSING SERVICES						
Licensing Application for Houses in Multiple Occupation Fees(renewals)	Properties with 2 - 8 units of accommodation	OS	297.00	297.00	695.00	695.00
	Additional fee per unit over 8 units	OS			34.00	34.00
Licensing Application for Houses in Multiple Occupation Fees(new applications)	Properties with 2 - 8 units of accommodation	OS	402.00	402.00	568.00	568.00
	Additional fee per unit over 8 units	OS			34.00	34.00
PLANNING SERVICES						
High Hedge Complaints	level of fee discretionary		401.00	401.00	400.00	400.00
FINANCE, CUSTOMER & SUPPORT SERVICES						
Local Land Charges						
Residential						
Official search of the Local Land Charges Register (LLC1)		OS	20.00	20.00	20.00	20.00
Basic Research Fee (CON29)		S	95.00	114.00	95.00	114.00
Optional questions (CON29 Part II optional enquiries of local authority)		S	10.00	12.00	10.00	12.00
Search of Building Control database		S	5.00	6.00	5.00	6.00
Search of Planning database		S	10.00	12.00	10.00	12.00
Additional parcels (An extra parcel of land in separate occupation or separately rated at the time of the search)		S	13.00	15.60	13.00	15.60
Additional parcels where submitted as part of an LLC1 only		OS	3.00	3.00	3.00	3.00
Submitted via NLIS						
Official search of the Local Land Charges Register (LLC1)		OS	20.00	20.00	20.00	20.00
Basic Research Fee (CON29)		S	85.00	102.00	85.00	102.00
Optional questions (CON29 Part II optional enquiries of local authority)		S	10.00	12.00	10.00	12.00
Additional parcels (An extra parcel of land in separate occupation or separately rated at the time of the search)		S	13.00	15.60	13.00	15.60
Additional parcels where submitted as part of an LLC1 only		OS	3.00	3.00	3.00	3.00
Commercial						
Official search of the Local Land Charges Register (LLC1)		OS	20.00	20.00	20.00	20.00
Basic Research Fee (CON29)		S	130.00	156.00	130.00	156.00
Optional questions (CON29 Part II optional enquiries of local authority)		S	10.00	12.00	10.00	12.00

Statutory Charges Subject to Discretionary Fees 2019/20

VAT KEY
OS
S
E
Outside the scope of VAT
Standard Rated
Exempt
20%

Appendix 4

Service	Further Information	VAT category	Charges for 2018/19 Net of VAT if applicable	Charges for 2018/19 with VAT if applicable	Proposed Charges for 2019/20 Net of VAT if applicable	Proposed Charges for 2019/20 with VAT if applicable
			£	£	£	£
Additional parcels (An extra parcel of land in separate occupation or separately rated at the time of the search)		S	13.00	15.60	13.00	15.60
Additional parcels where submitted as part of an LLC1 only		OS	3.00	3.00	3.00	3.00
Submitted via NLIS						
Official search of the Local Land Charges Register (LLC1)		OS	20.00	20.00	20.00	20.00
Basic Research Fee (CON29)		S	120.00	144.00	120.00	144.00
Optional questions (CON29 Part II optional enquiries of local authority)		S	10.00	12.00	10.00	12.00
Additional parcels (An extra parcel of land in separate occupation or separately rated at the time of the search)		S	13.00	15.60	13.00	15.60
Additional parcels where submitted as part of an LLC1 only		OS	3.00	3.00	3.00	3.00

Statutory Fees and Charges 2019/20			VAT KEY	OS	Outside the scope of VAT		APPENDIX 5
				S	Standard Rated	20%	
				E	Exempt		
Service	Further Information	VAT category	Existing Charge for 2018/19		Proposed Charges for 2019/20		
			£		£		
LEGAL, DEMOCRATIC, AND CONTRACT SERVICES							
Data Protection Fee		OS	N/A		N/A		
Access to Files		OS	N/A		N/A		
Registration of Electors							
Full Register Costs - fee plus £5.00 per 1000 entries (or part)	Paper Copy	OS	10.00		10.00		
Full Register Costs - fee plus £1.50 per 1000 entries (or part)	Data Copy	OS	20.00		20.00		
Open Register Costs - fee plus £5.00 per 1000 entries (or part)	Paper Copy	OS	10.00		10.00		
Open Register Costs - fee plus £1.50 per 1000 entries (or part)	Data Copy	OS	20.00		20.00		
Marked Register Costs - fee plus £2.00 per 1000 entries (or part)	Paper Copy		10.00		10.00		
Marked Register Costs - fee plus £1.00 per 1000 entries (or part)	Data Copy		10.00		10.00		
COMMERCIAL & TECHNICAL SERVICES							
Parking							
On street parking penalty notice (PCN)	if paid within 14 days	OS	25.00/35.00		25.00/35.00		
	if paid within 28 days	OS	50.00/70.00		50.00/70.00		
	if paid after 28 days	OS	50.00/70.00		50.00/70.00		
Off street parking penalty notice (PCN)	if paid within 14 days	OS	25.00/35.00		25.00/35.00		
	if paid within 28 days	OS	50.00/70.00		50.00/70.00		
	if paid after 28 days	OS	50.00/70.00		50.00/70.00		
COMMUNITY SERVICES							
Dog Control							
Stray Dog Collection		OS	25.00		25.00		
Gambling Act 2005 - Premise Licence Fees							
Existing Casino	Application to vary	OS	n/a		n/a		
	Application to transfer	OS	n/a		n/a		
	Application for reinstatement	OS	n/a		n/a		
	Application for provisional statement	OS	n/a		n/a		
	Licence Application (provisional statement)	OS	n/a		n/a		
	Copy of Licence	OS	n/a		n/a		
	Notification of change	OS	n/a		n/a		
	Annual Fee	OS	n/a		n/a		
New Small Casino	Application to vary	OS	4,000.00		4,000.00		
	Application to transfer	OS	1,800.00		1,800.00		
	Application for reinstatement	OS	1,800.00		1,800.00		
	Application for provisional statement	OS	8,000.00		8,000.00		
	Licence Application (provisional statement)	OS	3,000.00		3,000.00		
	Copy of Licence	OS	25.00		25.00		
	Notification of change	OS	50.00		50.00		
	Annual Fee	OS	5,000.00		5,000.00		

Statutory Fees and Charges 2019/20

VAT KEY OS Outside the scope of VAT
S Standard Rated 20%
E Exempt

APPENDIX 5

Service	Further Information	VAT category	Existing Charge for 2018/19 £	Proposed Charges for 2019/20 £
New large Casino	Application to vary	OS	5,000.00	5,000.00
	Application to transfer	OS	2,150.00	2,150.00
	Application for reinstatement	OS	2,150.00	2,150.00
	Application for provisional statement	OS	10,000.00	10,000.00
	Licence Application (provisional statement)	OS	5,000.00	5,000.00
	Copy of Licence	OS	25.00	25.00
	Notification of change	OS	50.00	50.00
	Annual Fee	OS	10,000.00	10,000.00
Regional Casino	Application to vary	OS	7,500.00	7,500.00
	Application to transfer	OS	6,500.00	6,500.00
	Application for reinstatement	OS	6,500.00	6,500.00
	Application for provisional statement	OS	15,000.00	15,000.00
	Licence Application (provisional statement)	OS	8,000.00	8,000.00
	Copy of Licence	OS	25.00	25.00
	Notification of change	OS	50.00	50.00
	Annual Fee	OS	15,000.00	15,000.00
Bingo Club	Application to vary	OS	1,750.00	1,750.00
	Application to transfer	OS	1,200.00	1,200.00
	Application for reinstatement	OS	1,200.00	1,200.00
	Application for provisional statement	OS	3,500.00	3,500.00
	Licence Application (provisional statement)	OS	1,200.00	1,200.00
	Copy of Licence	OS	25.00	25.00
	Notification of change	OS	50.00	50.00
	Annual Fee	OS	1,000.00	1,000.00
Betting Premise (excluding Tracks)	Application to vary	OS	1,500.00	1,500.00
	Application to transfer	OS	1,200.00	1,200.00
	Application for reinstatement	OS	1,200.00	1,200.00
	Application for provisional statement	OS	3,000.00	3,000.00
	Licence Application (provisional statement)	OS	1,200.00	1,200.00
	Copy of Licence	OS	25.00	25.00
	Notification of change	OS	50.00	50.00
	Annual Fee	OS	600.00	600.00
Track	Application to vary	OS	1,250.00	1,250.00
	Application to transfer	OS	950.00	950.00
	Application for reinstatement	OS	950.00	950.00
	Application for provisional statement	OS	2,500.00	2,500.00

Statutory Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT	
	S	Standard Rated	20%
	E	Exempt	

APPENDIX 5

Service	Further Information	VAT category	Existing Charge for 2018/19	Proposed Charges for 2019/20
			£	£
	Licence Application (provisional statement)	OS	950.00	950.00
	Copy of Licence	OS	25.00	25.00
	Notification of change	OS	50.00	50.00
	Annual Fee	OS	1,000.00	1,000.00
Family Entertainment Centre	Application to vary	OS	1,000.00	1,000.00
	Application to transfer	OS	950.00	950.00
	Application for reinstatement	OS	950.00	950.00
	Application for provisional statement	OS	2,000.00	2,000.00
	Licence Application (provisional statement)	OS	950.00	950.00
	Copy of Licence	OS	25.00	25.00
	Notification of change	OS	50.00	50.00
	Annual Fee	OS	750.00	750.00
Adult Gaming Centre	Application to vary	OS	1,000.00	1,000.00
	Application to transfer	OS	1,200.00	1,200.00
	Application for reinstatement	OS	1,200.00	1,200.00
	Application for provisional statement	OS	2,000.00	2,000.00
	Licence Application (provisional statement)	OS	1,200.00	1,200.00
	Copy of Licence	OS	25.00	25.00
	Annual Fee	OS	1,000.00	1,000.00
	Notification of change	OS	50.00	50.00
Lottery Registration		OS	40.00	40.00
Lottery Registration Renewal		OS	20.00	20.00
Hackney Carriage Licencing				
Criminal Records Check - paper		OS	44.00	44.00
Criminal Records Check - online		OS	53.00	53.00
Personal & Premises Licences				
Premises	Based on rateable value		Variable	Variable
HOUSING SERVICES				
Penalty Charge for breach of Smoke and Carbon Monoxide Alarms (England) Regulations 2015	1st offence		2,500.00	2,500.00
	1st offence with early payment reduction (14 days)		1,250.00	1,250.00
	Subsequent offence(statutory maximum)		5,000.00	5,000.00
	Subsequent offence with early payment reduction		2,500.00	2,500.00

Statutory Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT	APPENDIX 5
	S	Standard Rated 20%	
	E	Exempt	

Service	Further Information	VAT category	Existing Charge for 2018/19 £	Proposed Charges for 2019/20 £
The Redress Schemes for Lettings Agency Work and Property Management Work (Requirement to Belong to a Scheme etc) (England) Order 2014	Statutory Maximum Penalty £5,000		Variable	Variable
PLANNING SERVICES				
PLANNING FEE TABLE (Town & Country Planning Act 1990) wef 17th January 2018 (Exc. VAT)				
OUTLINE APPLICATIONS				
	i) For each 0.1 ha of site where site area does not exceed 2.5 ha	OS	385.00	462.00
	ii) Site area in exxxcess of 2.5ha - £11,432 plus £138.00 For each 0.1 ha in excess of 2.5ha	OS	max £125,000	max £150,000
FULL APPLICATIONS (& first submissions of reserved matters or Technical Details Consent)				
New dwellinghouses	For each dwelling house created - (50 dwellings or less)	OS	462.00	462.00
	More than 50 dwellings - £22,859 plus £138.00 For each additional dwelling in excess of 50	OS	max £300,000	max £300,000
Not dwellinghouses, agricultural buildings, glasshouses nor plant and machinery				
	No floorspace does not exceed 40sqm	OS	234.00	234.00
	Floorspace in excess of 40sqm but not in excess of 75 sqm	OS	462.00	462.00
	Floorspace over 75sqm, but not exceeding 3,750sqm per 75sqm area or part	OS	462.00	462.00
	Floorspace over 3,750sqm - £22,859 plus £138.00 for each75 sqm	OS	max £300,000	max £300,000
Agricultural buildings on agricultural land:				
	Where the area of gross floor space to be created by the development does not exceed 465 square metres	OS	96.00	96.00

Statutory Fees and Charges 2019/20

VAT KEY OS Outside the scope of VAT
S Standard Rated 20%
E Exempt

APPENDIX 5

Service	Further Information	VAT category	Existing Charge for 2018/19	Proposed Charges for 2019/20
			£	£
	Floorspace in excess of 465sqm but not in excess of 540sqm	OS	462.00	462.00
	Floorspace over 540sqm, but not exceeding 4,215sqm - £385.00 plus £385 For each 75sqm in excess of 540sqm	OS	£462 plus £3462 per 75sqm	£462 plus £3462 per 75sqm
	Floorspace over 4,215sqm - £22,859 plus £138.00 for each75 sqm in excess of 4,215sqm	OS	max £300,000	max £300,000
Erection of glasshouses/polytunnels on agricultural land:	Floorspace does not exceed 465sqm	OS	96.00	96.00
	Floorspace exceeds 465 sqm	OS	2,580.00	2,580.00
Erection, alteration or replacement of plant or machinery:	i) For each 0.1ha of site where site area does not exceed 5ha	OS	385.00	462.00
	ii) Site area in excess of 5 ha - £22,859 plus £138 For each 0.1ha in excess of 5 ha	OS	max £250,000	max £300,000
Householder Extensions and Alterations				
Alterations or extensions to existing dwelling house including works within the boundary		OS	172.00	206.00
Alterations or extensions to two or more dwelling houses including works within the boundary		OS	339.00	407.00
Car Park, Service Roads and Other Access				
For existing uses		OS	195.00	234.00
Other Operations				
Other operations (excluding drilling for oil or gas or the winning and working of minerals):	For each 0.1ha - £234	OS	max £2,028	max £2,028
Conversion to a dwelling				
Change of use of building to one or more dwelling houses:	For 50 dwellings or less dwellings (per additional dwelling)	OS	385.00	462.00
	For more than 50 dwelling £22,859 plus £138.00 For each dwelling over 50	OS	max £250,000	max £300,000

Statutory Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT	APPENDIX 5
	S	Standard Rated 20%	
	E	Exempt	

Service	Further Information	VAT category	Existing Charge for 2018/19 £	Proposed Charges for 2019/20 £
Changes of use (excluding waste deposit and deposit and storage of minerals)				
Change of use of land or buildings		OS	385.00	462.00
Advertisements				
Relating to the business on the premises		OS	110.00	132.00
Advance signs not on or visible from the site directing public to a business		OS	110.00	132.00
Other Advertisements		OS	385.00	462.00
Certificates of Lawful Development or Use				
Existing use or operation		OS	Planning Fee	Planning Fee
Existing use or operation - lawful not to comply with any condition or limitation		OS		234.00
Proposed use or operation		OS	Half of planning fee	Half of planning fee
Prior Approval				
Agricultural & forestry buildings & operations or deomolition of buildings		OS	80.00	96.00
Communications		OS	385.00	462.00
Proposed change of use to school or nursery		OS	96.00	96.00
Proposed change of use of agricultural building to school or nursery		OS	96.00	96.00
Proposed change of use of agricultural building to flexible use		OS	96.00	96.00
Proposed change of use from office to dwellinghouse		OS	96.00	96.00
Proposed change of use of agricultural building to dwellinghouse		OS	96.00	96.00
Proposed change of use of agricultural to dwelling with building operations		OS	206.00	206.00
Proposed change of use from retail or mixed retail & residential to dwelling		OS	96.00	96.00
Proposed change of use from retail or mixed retail & residential to dwelling with building operations		OS	206.00	206.00
Change of use from storage or distribution to dwelling		OS	96.00	96.00
Change of use from arcade/casino/sui generis to dwelling		OS	96.00	96.00
Change of use from arcade/casino/sui generis to dwelling & building works		OS	206.00	206.00
Change of use from shops/office/betting offices/casinos to restaurants & cafes		OS	96.00	96.00
Change of use from shops/office/betting offices/casinos to restaurants & cafes with building works		OS	206.00	206.00
Change of use from shops/office/betting offices/casinos to assembly & leisure		OS	96.00	96.00
Prior approval for erection of collection facility within curtilage of shop		OS	96.00	96.00
Temporary use for commercial film making and associated temporary works		OS	96.00	96.00
Instation, alteration or replacement of solar panels up to 1 megawatt		OS	96.00	96.00
Approval/Variation/discharge of condition				
Removal or variation of condition following grant of planning permission		OS	234.00	234.00
Request for confirmation conditions complied with - householder		OS	34.00	34.00
Request for confirmation conditions complied with - other			116.00	116.00
Reserved matters				
Approval of reserved matters following outline approval		OS	Full planning fee	Full planning fee
Application for Permission in Principle				
Each 0.1ha of site area		OS	402.00	402.00

Statutory Fees and Charges 2019/20

VAT KEY	OS	Outside the scope of VAT	APPENDIX 5
	S	Standard Rated 20%	
	E	Exempt	

Service	Further Information	VAT category	Existing Charge for 2018/19 £	Proposed Charges for 2019/20 £
Non-material amendments following a grant of planning permission				
a) Householder applications		OS	28.00	34.00
b) All other applications		OS	195.00	234.00
Fixed Penalty Notices and Tariffs				
Offence				
Littering - Section 87/88 Environmental Protection Act 1990	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Street litter control notice non compliance - Section 92C/94A Environmental Protection Act 1990	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Litter clearing Notice non compliance - Section 92C/94A Environmental Protection Act 1990	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Failure to produce waste documents - Environmental Protection Act 1990 Section 34/34a Environmental Protection Act 1990	Full penalty	OS	300.00	300.00
	Maximum on conviction	OS	5,000.00	5,000.00
Unauthorised distribution of free printed matter- Schedule 3A Environmental Protection Act 1990	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Deface by Fly posting Section 43/44 of Anti Social Behaviour Act 2003	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Abandonment of a vehicle - Section 2/2ARefuse Disposal (Amenity) Act 1978	Full penalty	OS	200.00	200.00
	Maximum on conviction	OS	£2,500.00 and/or imprisonment	£2,500.00 and/or imprisonment
Nuisance vehicles - Section 3/4/5/6 Clean Neighbourhood & Environment Act 2005	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Failure to comply with domestic waste receptacles and putting out notice- Section 46, 47ZA and 47ZB of Environmental Protection Act 1990	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00
Failure to comply with commercial waste receptacles and putting out notice- Section 47, 47ZA and 47ZB of Environmental Protection Act 1990	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00
Failure to remove dog faeces forthwith - this will be charged under the Public Space Protection Order	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00
Allowing dog in an excluded zone - this will be charged under the Public Space Protection Order	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00
Failing to put dog on lead when requested to do so by authorised officer - this will be charged under the Public Space Protection Order	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00

Statutory Fees and Charges 2019/20

VAT KEY OS Outside the scope of VAT
S Standard Rated 20%
E Exempt

APPENDIX 5

Service	Further Information	VAT category	Existing Charge for 2018/19	Proposed Charges for 2019/20
			£	£
Failure to put dog on lead in designated area - this will be charged under the Public Space Protection Order	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00
Failure to produce authority to transport waste - Section 5/5b Control of Pollution (amendment) Act 1989	Full penalty	OS	300.00	300.00
	Maximum on conviction	OS	5,000.00	5,000.00
Breach of Community Protection Notice - Anti-Social Behaviour, Crime and Policing Act 2014 - sec 52	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	2,500.00	2,500.00
Breach of Public Space Protection Notice - Anti-Social Behaviour, Crime and Policing Act 2014 - sec 63/67 (Including: street drinking/legal highs; street sleeping; dog control; street begging)	Full penalty	OS	100.00	100.00
	Maximum on conviction	OS	1,000.00	1,000.00
Small Fly-tipping incidents - Deposit of Waste (Fixed Penalties) Regulations 2016	Full penalty	OS	300.00	300.00
	Maximum on conviction	OS	50,000.00	50,000.00
Smoking in a smoke free place (section 7(2) Health Act 2006	Full penalty	OS	50.00	50.00
	Maximum on conviction	OS	200.00	200.00
FINANCIAL SERVICES				
Imposition of a penalty for failure to notify the council tax office		E	70.00	70.00

This Report will be made public on 6 November 2018.



Report Number **C/18/47**

To: Cabinet
Date: 14 November 2018
Status: Key Decision
Head of Service: Charlotte Spendley, Assistant Director- Finance, Customer & Support Services
Cabinet Member: Councillor David Monk, Leader of the Council, Councillor Malcom Dearden, Finance.

SUBJECT: BUDGET STRATEGY 2019/20

SUMMARY:

This Budget Strategy sets out the guidelines for preparing the 2019/20 Budget. It supports the Corporate Plan and aligns with the direction and objectives of the Medium Term Financial Strategy (MTFS).

The Budget Strategy takes account of current and future financial issues, sets out the underlying assumptions and initial budget-setting proposals and provides a timetable for delivering a balanced budget in 2019/20.

REASONS FOR RECOMMENDATIONS:

Cabinet is asked to agree the recommendations set out below because:

- (i) The Budget Strategy provides the framework for compiling the detailed 2019/20 budgets;
- (ii) The Budget Strategy will support the delivery of the MTFS; and
- (iii) The council's constitution requires approval of such a Strategy at least two months in advance of final budget approval.

RECOMMENDATIONS:

1. To receive and note report C/18/47.
2. To approve the Budget Strategy for 2019/20 set out in this report.
3. To approve the General Fund revenue growth & savings proposals for 2019/20 (Appendix 2).
4. To approve the General Fund capital growth proposals for 2019/20 (Appendix 3).
5. To agree the proposed timetable for preparing 2019/20 budgets (Appendix 4).

1. INTRODUCTION

- 1.1 The Constitution requires that 'no less than two months before any plan, strategy or budget that forms part of the Budget and Policy Framework needs to be adopted, the Cabinet will publish initial proposals and a timetable to council'.
- 1.2 This Budget Strategy covers those requirements, setting out the initial proposals and a timetable that will be used to inform the setting of the detailed budget for 2019/20. The Budget Strategy is consistent with the direction and objectives of the updated MTFS.
- 1.3 The MTFS and Budget Strategy are aligned with the council's strategic financial objectives, which are:
 - To maintain a balanced Budget such that expenditure matches income from Council Tax, fees and charges, and government and other grants and to maintain that position.
 - To maximise the council's income by setting fees and charges, where it has the discretion and need to do so, at a level to ensure at least full cost recovery, promptly raising all monies due and minimising the levels of arrears and debt write offs.
 - To ensure a long term sustainable view is taken of any investments and the appropriate risk analysis is provided in considering those.
 - To set a rate for Council Tax which maximises income necessary for the council to deliver its strategic objectives but ensures that government referendum limits are not exceeded. The percentage increase will be reviewed annually.
 - To ensure resources are aligned with the council's strategic vision and corporate priorities.
 - To consider and take advantage of commercial opportunities as they arise to achieve a commercial return
 - To maintain an adequate and prudent level of reserves.

2. CURRENT FINANCIAL POSITION

2017/18 General Fund Budget Outturn

- 2.1 The final contribution to the General Fund Reserve was £1.530m compared to the original budgeted withdrawal of £1.589m. This included a net transfer to Earmarked Reserves of £0.569m compared to a budgeted use of £0.269m.
- 2.2 Over recent years, Folkestone & Hythe has established a good track record of maintaining a healthy reserves position. This enables the council to have greater stability and resilience for dealing with current and future financial challenges and uncertainties.
- 2.3 In their Audit Findings Report 2017/18 to Audit and Governance Committee on 30 July 2018 Grant Thornton confirmed that the council has proper

arrangements in place to secure value for money in its use of resources in addition to an unqualified statement of accounts.

2018/19 Forecast General Fund Budget Outturn

- 2.4 The General Fund Revenue Budget monitoring for the first quarter of 2018/19 was reported to Cabinet on 12 September 2018. Based on information to 31 July 2018 there is a projected favourable variance of £0.481m for the year against the latest approved budget. The reasons for the variance are detailed in the monitoring report and relate primarily to the increased recovery of rent allowance overpayments and increased car parking income.
- 2.5 The Quarter 1 HRA Monitoring was reported to Cabinet on 12 September 2018 and set out the projected outturn for HRA revenue and capital expenditure for 2018/19. The projections, based on actual expenditure and income to 30 June 2018, show there is a projected decrease in net expenditure of £0.233m on the HRA and an overspend of £0.088m on the capital programme against the £13.7m latest budget.
- 2.6 The latest projection for the General Fund capital programme in 2018/19 was reported to Cabinet on 12 September 2018 and it showed a reduction in planned capital expenditure of £1.431m against the latest budget. The main reason for the reduction is the cost of delivering an engineering solution to protect the National Grid's cross-channel power supply cable which comes on shore at Coronation Parade is likely to be significantly lower than originally estimated with the coastal defence scheme entirely funded by the Environment Agency and National Grid.

Government Funding

- 2.7 In February 2018, the Secretary of State for the Ministry of Housing, Communities and Local Government announced the final local government finance settlement 2018/19. This announcement followed on from consultation on the provisional settlement.
- 2.8 The main points of note from the settlement relevant for this council are as follows:

	2017/18	2018/19	Change
	£'000	£'000	£'000
Settlement Funding			
Revenue support grant	848	0	(848)
Baseline funding	3,486	3,896	410
Settlement funding assessment	4,334	3,896	(438)
Reduction in funding compared to 2017/18	n/a	(438)	(10.1%)

- 2.9 Funding was reduced by £0.4m (10.1%) in 2018/19. This reduction was anticipated as the Revenue Support Grant is phased out. The £0.3m Revenue Support Grant that was originally due to the Council in 2018/19 has been incorporated into the baseline funding as part of the 100% business rates retention pilot. Whilst the budget for 2018/19 has been

balanced, the impact of the reduced funding brought added pressure to future projections within the MTFS.

Four-Year Settlement

- 2.10 The Government has previously set out indicative figures to allow councils to apply for a four year settlement and make more flexible use of capital receipts. The offer was to the end of the current Parliament and the aim is to permit councils to plan with greater certainty. In September 2016 the council approved an efficiency plan within its MTFS that demonstrates that the council can effectively manage its finances over this timeframe, and this plan was accepted by Government. Four year settlement figures have subsequently been included in the supporting information provided by MHCLG in the Local Government Finance Settlement 2017 to 2018, published in December 2016. 2018/19 is the third year of the four year settlement.
- 2.11 Whilst the council has accepted the four-year settlement, it does not ensure full certainty over core Government funding or offer protection from extra responsibilities and functions that might need to be accepted by local government as part of the move to 100% business rates retention, the outcome of the ongoing Fair Funding Review or future transfers of functions.
- 2.12 In the provisional local government settlement 2018/19 (announced in December 2017) the Government confirmed that it would be extending the capital receipts flexibility programme for a further 3 years to April 2022, giving local authorities the freedom to use capital receipts from the sale of their own assets to support transformation and unlock efficiency savings.

New Homes Bonus

- 2.13 The Government recognises the need for continuity and certainty on New Homes Bonus (NHB) and there were no new changes to the way NHB works in 2018/19. The NHB baseline was maintained at 0.4% and only growth above this level will attract NHB payments.
- 2.14 The council currently receives £1.4m in NHB payments; 89% of this funding is used to support services with the remaining amount set aside within a reserve to fund the additional cost of services.

Council Tax

- 2.15 The Government announced in December 2017 that the Council Tax referendum threshold for 2018/19 would be set in line with inflation, increasing the core referendum principles from 2% to 3%, to give local authorities the independence to help relieve pressure on local services while carefully balancing the resulting increased cost to residents.

Business Rates Retention

- 2.16 In collaboration with the other authorities in Kent and Medway the council was successful in its bid to become a pilot authority in 2018/19 for the 100% business rates retention. This is a one year pilot which ends on 31 March 2019.

- 2.17 Participants have been invited to reapply for the 2019/20 100% retention pilots. The council submitted its application in collaboration with the other Kent and Medway authorities on 25 September 2018. The methodology for calculating the agreed changes in the local share of retained business rates and the level of tariff and top-ups for local authorities piloting business rates retention will be confirmed at provisional settlement. The outcome of this round of pilots is expected to be announced alongside the publication of the provisional Local Government Finance Settlement for 2019/20 in December.

2019/20 Local Government Finance Settlement

- 2.18 In July 2018 the Government published a technical consultation paper on the approach to the 2019/20 Local Government Finance Settlement. The consultation reconfirms the Government's intention that the 2019/20 settlement will confirm the final year of the multi-year settlement offer. It also outlines the Government's proposed approach to the 2019/20 settlement which include the following measures that relate to district councils:

- The fourth and final year of the multi-year settlement offer with funding allocated in accordance with the agreed methodology announced in 2016/17.
- The Government expects to increase the NHB baseline in 2019/20 due to the continued upward trend for house building. A decision on the 2019/20 baseline will be made in November following a review of the council tax base data and any intended changes will be detailed at the time of the provisional settlement. 2019/20 is the final year of funding agreed through the Spending Review and Government will be exploring how to incentivise housing growth most effectively and will consult on any changes prior to implementation.
- Council Tax referendum principles for 2018/19 will be repeated in 2019/20 proposing that:
 - District Councils are allowed increases of up to 3%, or up to and including £5, whichever is higher.
 - A continuation of the Adult Social Care precept, subject to total increases for the Adult Social Care precept not exceeding 6% between 2017/18 and 2019/20.
 - A continued deferral of setting referendum principles for Town and Parish Councils based on the average Band D parish precept reducing from £3.63 (6.3% increase) in 2017/18 to £3.02 (4.9% increase) in 2018/19, the lowest year-on-year increase in parish precepts since 2015/16. The Government encourages parish councils to continue this downward trend and will keep this area under active review.
- The final stage of the business rates revaluation adjustment will occur in 2019/20 where the one-off reconciliation adjustments for 2018/19 tariffs and top-ups will be cancelled to neutralise the impact of the revaluation on local authorities' income.
- Options to resolve Negative Revenue Support Grant (RSG) with the Government's preferred approach being to directly eliminate Negative RSG via foregone business rates receipts in 2019/20 as the most simple and direct option and being both fair and affordable with funding being met from the Government's share of business

rates. Folkestone & Hythe is not affected by Negative RSG and so this part of the consultation does not directly impact on the Council.

- The Report on Local Government Finance: Review of Governance and Processes was published on 24 October 2018 in relation to MHCLG's operation of the business rates retention system and a number of recommendations have been accepted by the government, most notably:
 - The earlier publication of the Local Government Settlement with the Provisional Settlement being announced around 5 December each year and the Final Settlement announced no later than the end of January.
 - Careful consideration of the risks of adding to the complexity of the business rates system.
 - Implementing and embedding a more comprehensive governance structure to cover all its work to deliver the new system for 2020.
 - Ensuring that appropriate skills are in place to strengthen stability and reduce key person risk.
- The Government plans to issue consultations on:
 - The further progression of the Fair Funding Review in advance of the Provisional Settlement 2019/20; and
 - The redesign of business rates retention by the end of the year.

2018/19 FINANCIAL FORECAST

Medium Term Financial Strategy (MTFS)

- 3.1 The MTFS is the council's key financial planning document. It links the council's strategic priorities with the financial resources required to deliver them. The MTFS covers a four year period, providing the context and framework within which the Budget Strategy is prepared, and considers the implications of the council's approved priorities. It also takes in to account the uncertainty surrounding the financial climate that the council is working within. The MTFS is updated each year, most recently in October (Cabinet report C/18/36).
- 3.2 The current MTFS forecasts a cumulative funding gap of £4.362m over the lifetime of this MTFS. This is based on a 2% annual council tax increase for the period of the MTFS. These will be subject to political decisions at the appropriate time. The table below shows the cumulative deficit over the period of the MTFS.

	2019/20	2020/21	2021/22	2022/23
	£000	£000	£000	£000
Forecast Deficit	721	1,723	3,043	4,362

- 3.3 The current MTFS forecasts a deficit of £0.721m in 2019/20. This Budget Strategy explains the assumptions underlying this forecast (section 4 below) and proposals for addressing next year's funding gap (section 5 below).

Reserves

- 3.4 Total General Fund reserves at 1 April 2018 amounted to £18.899m, of which £5.861m was held within the General Reserve. The table below shows projected reserves at 31 March 2019 before any application towards new budget growth or initiatives.

Description of Reserve	Balance 1/4/18 £000	Forecast Balance 31/3/19 £000
General Reserve	5,861	5,740
Earmarked Reserves:		
Business rates	3,160	3,495
Invest to save	366	366
Carry forwards	420	304
IFRS	49	38
Vehicles, equipment and technology	654	671
New Homes Bonus initiatives	2,714	2,524
Corporate plan initiatives	379	315
Maintenance of Graves	12	12
Leisure	197	197
Otterpool Park	2,232	1,213
Economic Development	2,194	2,171
Community Led Housing	437	437
Lydd Airport	9	9
Homelessness Prevention	215	215
Total Earmarked Reserves	13,038	11,967
Total General Fund Reserves	18,899	17,707

4.0 BUDGET ASSUMPTIONS

- 4.1 Appendix 1 explains the changes between the 2018/19 approved budget and 2019/20 budget forecast that have been taken into account in the MTFS. These changes comprise:

	£'000
2018/19 Net Approved Budget (balanced budget)	0
Inflationary Pressures 2019/20	714
Corporate Funding Changes 2019/20 (net)	765
Previously Approved Service Changes 2019/20 (net)	(879)
Contributions To/(From) Reserves	121
MTFS Forecast 2019/20 Budget Deficit - Before Growth and Savings Proposals	721

MTFS Funding Assumptions 2019/20

- 4.2 Revenue Support Grant lower-tier funding is assumed to be zero in 2019/20. The £0.3m originally due to the Council in 2018/19 was rolled into the business rates baseline funding.
- 4.3 Income from Business Rates is based on last year's estimates, pending a full review. The MTFS shows a 5.4% decrease compared to 2018/19, reflecting an increase in tariff following the one-off adjustment in 2018/19 to neutralise the impact of the 2017 business rates revaluation. This area remains volatile with an uncertain position on outstanding appeals and the potential move to 75% retention in 2019/20. Multiplier growth is based on 2.5% in 2019/20.
- 4.4 A council tax increase of 2% has been assumed pending the final decision by Full Council in February 2019. Based on the latest Local Government Finance Settlement consultation, the maximum increase for 2019/20 without requiring a referendum could be 3%. A council tax base increase of 1.5% per annum and a balanced Collection Fund have been assumed.
- 4.5 The projected Collection Fund surplus of £100k which was applied in 2018/19 has been removed as assumptions around the tax base growth are now more realistic.
- 4.6 Continuation of current New Homes Bonus receipts and receipt for 1 year from 2019/20 but no new monies from 2020/21 due to formula funding review.

MTFS Expenditure and Income Assumptions 2019/20

- 4.7 Additional unallocated net employee costs amount to £552k, covering the estimated costs of a salary award, salary increments, savings from unfilled vacancies and the impacts of the local government pension fund valuation. An estimated annual increase of 2.5% per annum plus an allowance for increments and estimated pension revaluation in 2020/21 plus a vacancy provision of 2% has been built into the base budget assumptions.
- 4.8 Contract inflation of £147k has been included in the non-pay budget forecast based on prevailing inflation rates within existing contracts.
- 4.9 An increase of 2% has been assumed in relation to the Internal Drainage Board levy.
- 4.10 Net Interest forecasts a decrease of £71k income compared to the 2018/19 projection.
- 4.11 Fees and charges income assumptions are based on current budgets and existing policies, adjusted for proposed changes as detailed in the Fees & Charges 2019/20 report to this meeting of Cabinet.

5.0 2019/20 BUDGET PROPOSALS

5.1 The council will continue to use a range of approaches to address the deficit in the short and medium term, including:

- Reviewing the level of council tax
- An annual review of fees and charges
- Pursuing alternative income streams
- Continuing the use of digital technologies to transform services
- Making the most of commercial opportunities
- Growing the local economy
- Reviewing all services to generate efficiencies
- Containing new budget pressures within allocated resources, and
- Considering the use of reserves to help manage year on year variations in income and expenditure.

Budget Growth 2019/20

5.2 Service heads and budget holders were also asked to identify any unavoidable budget growth items that were necessary to ensure future service sustainability and address unavoidable budget pressures. These total £0.567m and are detailed at Appendix 2.

Budget Savings and Efficiencies 2019/20

5.3 A rigorous review of the 2018/19 base budget and previous years' outturns has been undertaken by departments in liaison with CLT. This review identified net potential savings and efficiencies of £56k.

Fees and Charges 2019/20

5.4 A review of fees and charges has been undertaken and the outcome has been included in a separate Fees & Charges report to this meeting. The proposed changes to fees and charges are anticipated to increase net income receipts by approximately £27k.

The increase comprises:

	£	£
Reduced income (budget growth):		
Market Income	29,000	
Planning & Pre-application advice	85,000	
Burials	40,000	
Court Costs	100,000	254,000
		<hr/>
Increased income		
Off-Street Parking (net)	-75,500	
Hythe Pool	-25,000	
Industrial & Corporate Property rentals	-25,000	
On-Street Parking (net)	-93,500	
Building Control fees	-62,000	-281,000
		<hr/>

Transformation

- 5.5 The Council is currently undergoing a transformation programme which seeks to improve the service to customers, efficiency, resilience and deliver financial savings to support the medium term financial position. To date savings of £500k have been identified as deliverable for 2019/20. Further savings are anticipated to be delivered through this programme.

Forecast Budget Deficit 2019/20

- 5.6 Based on the work undertaken to date, the latest forecast deficit is set out below. Members should note that this position will change as more detail becomes available.

MTFS Forecast Deficit 2019/20	£'000
Forecast deficit – October 2018 MTFS	721
Add: budget growth proposals	594
Less: further savings and efficiencies	(56)
Less: increase in income generated	(27)
Less: Transformation savings	(500)
Less: Use of reserves for one off growth	(440)
Revised Forecast Deficit 2019/20	292

- 5.7 Options for addressing the forecast deficit for 2019/20 are now being considered in preparation for the detailed budget report to Cabinet on 12 December and will take into consideration:
- Any new factors affecting local government funding arising from the Chancellor's Autumn Budget and the Government funding settlement announcements in early December
 - Collection Fund surplus/deficit assumptions, with reference to the latest in-year collection performance
 - The outcome of ongoing work to review the revenue budget savings and growth proposals at Appendix 2, and
 - The action that is being taken to address the residual budget gap.

6.0 HOUSING REVENUE ACCOUNT (HRA)

- 6.1 This Budget Strategy does not explore the Housing Revenue Account further as the council approved on 23 March 2016 a HRA business plan for the period 2016 to 2046. This includes the impact of the 1% housing rent reduction which was announced by the Chancellor in July 2015 budget as well as the continuation of the new build capital programme.
- 6.2 The detailed 2019/20 HRA revenue and capital budgets that will be submitted to Cabinet in December 2018 will be consistent with the agreed business plan.

- 6.3 An update to the HRA business plan is being worked on and any further announcements will be factored in and, if appropriate, submitted to Cabinet.

7.0 CAPITAL PROGRAMME

- 7.1 As part of the Budget Strategy, Cabinet is asked to consider the proposals for new capital schemes to be included in the council's General Fund Capital Programme for 2019/20. Any new capital scheme to be included in the programme will need to contribute to the objectives set out in section 1.3 of this report. New General Fund capital scheme proposals of £2.648m for 2019/20 are shown in Appendix 3 to this report. Additionally the council's General Fund Medium Term Capital Programme (MTCP) will need to be updated to include recurring schemes planned to continue over the 5 year period to 2023/24. The council's other major capital investment initiatives, such as Otterpool Park, Princes Parade and Biggins Wood Commercial Development, remain to be reported in full detail to Members for approval. The capital programme implications of these schemes will be included in budget reports following this approval.

- 7.2 All proposed changes to the council's General Fund MTCP are required to be approved by Full Council as part of the budget setting process.

During 2018/19 Cabinet has already separately considered and agreed proposals for Compactor Bins (£83k) and Hawkinge Cemetery Expansion (£65k. Additionally Cabinet will consider at this meeting a recommendation to propose to full Council a further £10 million investment in Otterpool Park.

- 7.3 Capital Receipts – the existing MTFs states that a minimum of £0.5m in capital receipts must be retained as a contingency to meet urgent or unforeseen capital expenditure. The council's general policy is that only capital receipts received should be earmarked to fund capital projects. The only departure from this is ring-fencing the use of future repaid decent homes loans and home safe loans receipts to be reinvested in further private sector housing improvement loans. The latest position regarding the council's available capital receipts to fund capital expenditure, based on the first quarter's capital budget monitoring for 2018/19, is shown in the following table:

Capital Receipts Position Statement	£'000
Receipts in hand at 30 June 2018	(7,949)
Less:	
Committed towards General Fund capital expenditure	1,851
Committed towards HRA capital expenditure	4,280
Ring-fenced for specific purposes	693
Contingency for urgent or unforeseen capital expenditure	500
Balance available to support new capital expenditure	(625)

- 7.4 Over the term of the MTFs the council expects to receive approximately £3.4m in capital receipts which it could choose to use to fund its future

capital expenditure plans or retain for investment purposes. This excludes 'Right to Buy' disposals of council dwellings where the retained element of capital receipts are required to be reinvested directly in local social housing initiatives. This also currently excludes any potential future capital receipts that may be generated through the council's current 'invest to save' initiatives. The council has previously adopted the government's Statutory Guidance for the Flexible Use of Capital Receipts. This allows the council to use capital receipts received from General Fund asset disposals from 1 April 2016 to 31 March 2022 on revenue expenditure that is planned to generate ongoing efficiencies and savings. It is likely that the first call on the forecast £3.4m of capital receipts will be to support the major transformation project the council is undertaking.

- 7.5 Other Capital Funding Sources - in addition to the available capital receipts, the council can choose to use its revenue resources (earmarked revenue reserves and balances) or consider prudential borrowing to fund its General Fund capital expenditure plans. Prudential borrowing will incur a revenue cost to the General Fund in terms of interest and a minimum revenue provision charge (MRP). Therefore, prudential borrowing is best suited to capital 'invest to save' projects, such as Otterpool Park, Princes Parade and the Biggins Wood Commercial development, that will provide a net long term financial return to the council allowing for these costs.
- 7.6 Any capital scheme included in the approved capital programme requiring external grant funding to support it will only be allowed to commence once a formal funding agreement has been established between the council and the relevant funding body.

8.0 THE BUDGET TIMETABLE

- 8.1 By early March each year the council is required by law to approve its budget (revenue, capital and HRA) and council tax levels for the forthcoming year. The Full Council meets in February to do this. Advance notice is given in the publication of key decisions to be made.
- 8.2 Detailed guidance on the annual budget preparation process was circulated to officers in August 2018. This guidance covered roles and responsibilities; the links between finance and service planning; expected standards and approach; and the timetable for preparing the 2019/20 Budget.
- 8.3 The 2019/20 Budget timetable is attached at Appendix 4.

9.0 BUDGET CONSULTATION

- 9.1 There is a duty under section 65 of the Local Government Finance Act 1992 to consult ratepayers (or bodies appearing to represent ratepayers) about proposed expenditure, including capital expenditure, prior to calculating the council tax requirement under S31a (England) of the Act.
- 9.2 The objectives for consultation on the 2019/20 budget proposals are to:
- Engage with key stakeholder groups and local residents;
 - Seek feedback on specific budget proposals for 2019/20; and

- Seek feedback on general spending and income generation priorities.

This will be achieved through making budget information available to the public, inviting feedback and meeting with representatives from the business community.

10.0 RISK MANAGEMENT ISSUES

10.1 A summary of the perceived risks follows:

Perceived risk	Seriousness	Likelihood	Preventative action
MTFS becomes out of date.	High	Low	The MTFS is reviewed annually through the budget process.
Assumptions may be inaccurate.	High	Medium	Budget monitoring is undertaken regularly and financial developments nationally are tracked. Assumptions are regularly reviewed.
Budget strategy not achieved.	High	Low	The budget making process is controlled closely with regular reconciliations against projections.
Incorrect assessment of Local Government Finance Settlement impact.	High	Low	Figures & updates provided by Central Government have been used. The Autumn Budget will inform latest forecasts.
Failure to take action to address forecast medium term financial pressures as well as focusing on the 2019/20 budget position.	High	Medium	Ensure that MTFS forecasts are monitored and timely interventions identified and implemented to address future deficits.

11.0 LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

11.1 Legal Officer's Comments (DK)

There are no legal implications arising directly out of this report, subject to the Council ensuring its general fiduciary duties are met, including those of consulting with rate payers and ensuring best value. The Council is required to follow a professional code of practice published by CIPFA and regulations set out by the government, including the Local Government Finance Act 1992.

11.2 Finance Officer's Comments (CS)

The Budget for 2019/20 will be submitted to council in February 2019. This Budget Strategy is the first stage in the detailed budget process and will be used to inform the preparation of budget estimates.

11.3 Diversities and Equalities Implications (CS)

The budget report to Full Council in February 2019 will include an Equality Impact Assessment of the budget recommendations for 2019/20.

12.0 CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

Charlotte Spendley, Assistant Director of Finance, Customer & Support Services

Tel: 01303 853420 / 07935 517986

E-mail: charlotte.spendley@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

Fees & Charges Report 2019/20

Appendices:

Appendix 1 – Movement from 2018/19 Approved Budget to 2019/20 Base

Appendix 2 – General Fund Revenue Growth & Savings Proposals

Appendix 3 – Capital Programme Growth Proposals

Appendix 4 – Budget Timetable

Budget Strategy - Movement from 2018/19 Approved Budget to 2019/20 Base

£000

Net Budget - 2018/19**0****Inflationary Pressures**

Pay Inflation (2.5% plus adjustment to 2018/19 base)	421	
Pay Increments	135	
Pension Scheme Revaluation 2016	2	558
Contract Inflation (p.a.)	147	
Internal Drainage Board (2%)	9	
	<hr/>	
	714	

Corporate Funding Changes

Reduction in Revenue Support Grant	0	
Interest	71	
Capital Financing	-59	
Reduced New Homes Bonus	12	
Council Tax Base / Collection Fund	-148	
Council Tax income	-201	
Business Rates Collection Fund	329	
Reserves Movements - net	761	
	<hr/>	
	765	

Previously Approved Service Changes

District Council elections 2019	140	
Otterpool Masterplanning costs concluded	-1,019	
	<hr/>	
	-879	

Movement in Contributions To/(From) Reserves

121

Forecast 2018/19 Budget Deficit Before Growth and Savings Proposals**721**

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Corporate Priority Area	Description of Proposal	£
Appearance Matters (including Enforcement)		
1	Works in default enforcement action	10,000
2	Additional funds for cyclical public conveniences maintenance	10,000
3	Additional street lighting maintenance	25,000
4	Traveller incursion preventative enforcement action	20,000
More Homes		
5	Consultancy & contractor support for Otterpool Park application	150,000
Health Matters		
6	Pollution reduction & contaminated land specialist advice & investigation	14,000
7	Specialist support for procurement of 2021 Waste contract	75,000
More Jobs		
8	Folkestone Town Centre Regeneration Scheme	250,000
Proactive Strategic Communications		
9	Marketing campaign for the District	40,000
Total Revenue Growth Proposals 2019/20		594,000
Proposed amendments to Revenue Income Budgets for 2019/20		
1	Reduction in burials income	40,000
2	Reduction in Folkestone Market income	29,000
3	Reduction in Council Tax & NNDR Court Costs	100,000
4	Reduction in anticipated Pre-Application & Planning applications	85,000
5	Increase in Hythe Pool income from Junior lessons & school payments	-25,000
6	Additional rental income from property	-25,000
7	Additional net on street parking income	-93,000
8	Additional net off street parking income	-76,000
9	Additional Building Control fees income	-62,000
		-27,000

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2019/20 Capital Programme Growth Proposals

Service Area	Description of Proposal	2019/20 Capital Growth £
Environment and Corporate Assets - Andy Blaszkowicz		
1	Hawkinge Cemetary - resurfacing and additional concrete rafts	28,000
2	Civic Centre - replacement fire doors	36,000
3	Civic Centre - new security access system	34,000
4	Royal Military Canal - Footpath enhancements	20,000
		<u>118,000</u>
Economic Development - Katharine Harvey		
1	Development of Business Hub - Mountfield Rd Industrial Estate, New Romney	2,530,000
		<u>2,648,000</u>

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2019/20 Budget Timetable

Date	Details
31 October 2018	Full Council <ul style="list-style-type: none"> • Medium Term Financial Strategy 2019/20 to 2022/23
13 November 2018	Overview and Scrutiny <ul style="list-style-type: none"> • Budget Strategy 2019/20 • Fees and Charges 2019/20.
14 November 2018	Cabinet <ul style="list-style-type: none"> • Budget Strategy 2019/20 • Fees and Charges 2019/20. <p>Budget consultation begins</p>
6 December 2018	Provisional local government finance settlement 2019/20 announced by Ministry of Housing, Local Government And Communities.
11 December 2018	Overview and Scrutiny Committee <ul style="list-style-type: none"> • Detailed scrutiny of draft budget • General Fund draft Revenue Budget 2019/20 • HRA revenue and draft Capital Budget 2019/20
12 December 2018	Cabinet <ul style="list-style-type: none"> • General Fund draft revenue budget 2019/20 • HRA revenue and capital draft budget 2019/20
Early 2019 (TBC)	Final Local Government Finance Settlement confirmed.
16 January 2019	Budget consultation with Folkestone & Hythe Parish Councils Joint Committee
30 January 2019	Cabinet <ul style="list-style-type: none"> • Outcome of Final Local Government Finance Settlement (if required) • General Fund Draft Medium Term Capital Programme 2019/20 to 2023/24 (considered at O&S 29 January). <p>Budget consultation ends</p>
20 February 2019	Cabinet: <ul style="list-style-type: none"> • General Fund Budget 2019/20 • HRA Budgets and Rents 2019/20 • General Fund Medium Term Capital Programme 2019/20 to 2023/24.
20 February 2019	Full Council : <ul style="list-style-type: none"> • General Fund Budget 2019/20 • HRA Budgets and Rents 2019/20 • General Fund Medium Term Capital Programme 2019/20 to 2023/24.

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This Report will be made public on 6 November 2018.



Report Number **C/18/41**

To: CABINET
Date: 14 November 2018
Status: Non key
Director: Sarah Robson, Assistant Director – Strategy, Performance and Communications
Cabinet Member: Cllr Rory Love, Cabinet Member for Customers, Communications and Digital Delivery

SUBJECT: Folkestone & Hythe District Council – Communications and Engagement Strategy 2018-23

SUMMARY: The draft Communications and Engagement Strategy 2018-23 outlines how the Council will use communications to build a stronger reputation, involve and inform residents, engage effectively with stakeholders and improve customer satisfaction.

REASONS FOR RECOMMENDATIONS

Cabinet is recommended to adopt the Communications and Engagement Strategy 2018-23 for the following reasons:

- Providing information which is clear, accurate and authentic using channels which are extensive and inclusive can make a significant and effective contribution to the overall performance of the Council and makes a vital contribution to the delivery of all of the Council's Corporate Plan priorities.
- The strategy commits the Council to continue its provision of quality communications to ensure stakeholders are aware of how we spend public money and how they can get involved with, and feel informed about, Folkestone & Hythe District Council, its services, events, policies and activities.

RECOMMENDATIONS:

1. To receive and note report C/18/41.
2. To adopt the Folkestone & Hythe District Council Communications and Engagement Strategy 2018-23

1. BACKGROUND

- 1.1 At Cabinet Away held in June 2018, members highlighted strategic communications as a key priority for the Council over the coming year.
- 1.2 Strategic communications is critical to the Council's future success and sustainability. However, for it to play a key role in helping to transform our relationship with our residents and communities, it needs buy-in from the Council's political and corporate leadership.
- 1.3 The key issues facing this Council, like many others include; managing demand, investment and growth, business transformation, commercialisation and an ongoing relationship with its communities. Strategic communications lies at the heart of every single one of them.
- 1.4 Building trust and confidence, and through that, strengthening relationships with citizens, stakeholders and staff, requires recognition of the importance of strong strategic communications to act as a both a trusted advisor, navigator and leader.
- 1.5 The LGA Peer Review undertaken in June 2018, highlighted that strategic communications will help support a compelling story through the Council's strategy, corporate narrative, place brand and communications. Recommendations included:
 - Further align and communicate its Corporate Plan (2017-20) vision and show how it links to Council priorities and other related plans.
 - Better promote itself, as a leader of Folkestone & Hythe 'the place', a service delivery organisation and strategic partner.
- 1.6 The Council does not currently have in place a formal Communications and Engagement Strategy to provide a framework for its communications activities. Therefore, this new strategy aims to strengthen existing foundations in place at the Council for providing quality information to stakeholders in a transparent and inclusive fashion, promoting Folkestone & Hythe as the place to bring business and a great place to live, work and visit, whilst ensuring communications activity, capability and capacity align with the Council's priorities.
- 1.7 Effective communications have been shown to provide a direct link in enhancing stakeholder engagement, satisfaction levels among residents, increasing business and tourism, whilst protecting and building reputation.
- 1.8 Therefore, the Council will continue to use successful communications channels such as Your District Today, the Folkestone & Hythe District Council website, press releases and social media. However, it will also embrace new communications and marketing opportunities, including proposals for a District 'place' branding and marketing campaign and new branding guidelines to explain how the Folkestone & Hythe District Council brand works.

2. INTRODUCTION

2.1 The draft Communications and Engagement Strategy sets out a framework to enable the Council to continue to develop and enhance the way it involves and informs key stakeholders.

2.2 Effective communications and engagement will ensure that the Council's vision, strategic objectives and the impact we have are clearly understood by local people, our staff, our partners and local businesses. It will also help us promote the Council and the district as a whole outside of the immediate area, across Kent and further afield. All aspects of our communications and engagement have an impact on the Council's reputation. Whether it's through traditional or social media, internal communications, marketing materials or corporate publications, the Council recognises how crucial it is that our stakeholders are aware of:

- What the Council does
- Why we do these things
- How we do these things
- Why we will need to do things more efficiently and effectively in the future

2.3 The objectives of the strategy are to:

- Effectively communicate the Council's vision to residents and other stakeholders
- Maintain a strong and consistent Council identity
- Showcase the district as a great place to live, work, play, visit and bring business
- Increase awareness and access to Council services and activities
- Encourage more people to vote through better awareness of Council elections
- Improve the process and participation levels during Council-led public consultations
- Support elected members in their role as community leaders

2.4 Principles

2.4.1 Effective communications is the responsibility of all our Councillors and Officers as they are key ambassadors for the organisation. This strategy should be read and understood by everyone within the organisation as without the support of these key Council advocates, it cannot be successful.

2.4.2 The Communications team sets the strategic framework for delivering the communications and engagement functions which will assist the Council in the delivery of its ambitions.

2.4.3 The framework is based on six key principles that will shape our communications delivery.

1. The Council's customers are at the heart of our activities.

2. Communication activity will protect, promote and enhance the Council's reputation.
 3. Performance and survey data will be used to ensure our campaigns are audience led and outcome focused.
 4. Communications is an integrated and strategic, corporate function.
 5. Communications must be of demonstrable value to the Council and the communities it serves.
 6. Appropriate channels are used to help engage and inform residents and to promote behaviour change.
- 2.5 The Council will communicate clearly, openly, accurately, regularly and at appropriate times with residents, business and our partners, and throughout the Council by ensuring our communications and engagement activities are:
- Two way – both informing and listening
 - Relevant and easily understood by their target audience
 - Cost-effective
 - Accessible
- 2.6 To ensure our communications are based on effective insight and a good understanding of the local population, our communications activity will be evaluated to understand its value and impact. As part of this ongoing evaluation, we will review communications activity and spend across the Council to ensure oversight of both delivering strategic communications and communications spending.
- 2.7 By having a strategy in place, member communications and the role of councillors more broadly will be supported, ensuring an effective information flow to support them in their roles and as ambassadors for the Council.
- 2.8 The importance of the Council maintaining and developing effective relationships with its partners is, of course, an increasingly important area. This also relates to the place shaping agenda, and the need to encourage inward investment to stimulate local economies, which has become a major priority for many authorities, including our own.
- 2.10 Finally, this strategy will ensure the Council's communications team is future proofed and equipped with the full suite of skills they need in order to be effective and to be able to adapt to the changing landscape, harnessing the power of data, insight, digital and technology and moving from our historic role of 'broadcaster' to relationship-builder and able to pre-empt problems and help design solutions.

3. RISK MANAGEMENT ISSUES

- 3.1 Implementing the Communications and Engagement Strategy will provide a clear framework for service areas to ensure consistency and value for money in how we deliver communications across the Council.
- 3.2 Failing to provide a clear direction and strategy for the delivery of communications, risks teams duplicating and or providing conflicting corporate

information and messaging, and failure to spot opportunities to join up communications (internally and externally) and achieve value for money.

4. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

- 4.1 **Legal (DK)** – There are no legal implications arising directly out of this report.
- 4.2 **Finance (CS)** – There are no direct financial implications arising out of this report, CLT considered and agreed in principle on 2 October the funding required to support the delivery of this Strategy.
- 4.3 **Human Resources (AS)** – There are no HR implications arising from this report.
- 4.4 **Equalities (GE)** – An Equality Impact Assessment on the Communications and Engagement Strategy has been completed (see Appendix 2)
- 4.5 **Communications (MR)** – The Communications and Engagement Strategy clearly sets out the principles of how we will communicate and engage with all stakeholders and what this will achieve. If approved, it will provide a useful framework to help underpin all council communications.
- 4.6 **Transformation (SR)** – There are no direct implications arising from this report on the delivery of the transformation project.

5. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

Sarah Robson

Assistant Director – Strategy, Performance and Communications

Telephone: 01303 853426

Email: sarah.robson@folkestone-hythe.gov.uk

Matt Rain

Communications and Engagement Manager

Email: matt.rain@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

(Note: only documents that have not been published are to be listed here)

Appendices:

Appendix 1: Draft Communications and Engagement Strategy 2018-23

Appendix 2: Equality Impact Assessment: Communications and Engagement Strategy

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Folkestone and Hythe District Council

DRAFT Communications and Engagement Strategy 2018-2023



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Introduction



My Grandmother was born into a world where the largest number of people any individual could address, or engage with, was the number of people who could be gathered into a room. Within a generation, the invention of broadcast media meant that those who had access to the means of broadcasting were able to reach an audience of all those who had access to the means of receiving such broadcasts. Today, almost everyone in the world can reach almost everyone else in the world as a result of the internet.

This extraordinarily empowering communications revolution has brought opportunities unimaginable to those who lived at the same time as my Grandmother. And it has brought unimaginable challenges!

With so much ‘background noise’ and ‘fake news’, there has never been a more important time to hone our communication and engagement activities. For the Council to succeed in its Corporate Plan ambitions, it needs to maintain and enhance its role as a trusted partner for people to engage with, and as a trusted source of information. And we need to do so using the means and the language preferred by our audiences; not just by us.

We start from a high base. We enjoy warm and positive feedback from our social media content, we have more people visiting our website to learn of news about the Council, and our consultation and engagement has received praise during our successful accreditation to the Government’s Customer Service Excellence® standard.

This Strategy sets out the way in which our communications and engagement activities help to set, refine, and deliver our Council’s ambitions. It summarises the means by which we communicate with our wide range of customers, partners, and other interested parties. It helps promote accountability by its focus on strong and consistent branding, removing any customer confusion and developing trust. And of course, it reaffirms our values, which underpin all that we do.

Cllr Rory Love
Cabinet Member for Customers, Communications, and Digital Delivery

Council Vision, Objectives and Values

During 2017/18, the Council introduced its refreshed Corporate Plan, setting out its three year Corporate Plan vision of *Investing for the next generation ~ delivering more of what matters*, and outlining six new strategic objectives. The objectives are driven and delivered by the Council's staff who adhere to four core values which, in turn, are underpinned by nine behaviours.



The way in which our vision is perceived is determined by the quality of our communications and engagement. This strategy outlines the approach we will take to ensure our communications and engagement activity is the best possible and helps to achieve our vision.

Objectives and Principles

The Council is operating in a challenging financial environment with savings required in the medium term. We must adapt and rise to the challenge of prioritising our finite resources to support the delivery of the Council's priorities. The Council continues to deliver essential services to the community despite the increasing financial pressure. We owe it to our residents to tell them about the work we continue to do and the positive impact that it is having on the community. We have used funding reductions to spur innovation which has enabled us to continue to meet our targets and perform well in this tough financial environment. Furthermore, the Council's heightened voluntary level of transparency means that it operates under intense scrutiny from residents, local media and other interested groups. Council activities are pored over by those interested in our activities so we must continue to ensure that the reasoning behind our decisions is communicated in an effective and honest manner.

The objectives of this strategy are set out below:

- Effectively communicate the Council's vision to residents and other stakeholders
- Maintain a strong and consistent Council identity
- Showcase the district as a great place to live, work, play, visit and bring business
- Increase awareness and access to Council services and activities
- Encourage more people to vote through better awareness of Council elections
- Improve the process and participation levels during Council-led public consultations
- Support elected members in their role as community leaders

Principles

Effective communications is the stock-in-trade of all our Councillors and officers, whether representing their communities or acting as ambassadors for the organisation. This strategy is designed to be read and understood by everyone within the organisation, and relies on their support for its success.

The Communications team sets the strategic framework for delivering the communications and engagement functions which will assist the Council in the delivery of its ambitions.

The framework is based on six key principles that will shape our communications delivery.

1. The Council's customers are at the heart of our activities.
2. Communication activity will protect, promote and enhance the Council's reputation.

3. Performance and survey data will be used to ensure our campaigns are audience led and outcome focused.
4. Communications is an integrated and strategic corporate function.
5. Communications must be of demonstrable value to the Council and the communities it serves.
6. Appropriate channels are used to help engage and inform residents and to promote behaviour change.

The Council will communicate clearly, openly, accurately, regularly and at appropriate times with residents, businesses, and our partners, and throughout the Council by ensuring our communications and engagement activities are:

- Two way – both informing and listening
- Relevant and easily understood by their target audience
- Cost-effective
- Accessible

Our Communication Channels

Our range of communications channels can be used in different ways to engage with different audiences.

Our audiences have high expectations for a rapid response and for time-critical information. The communications landscape continues to shift towards online and digital, and away from traditional media channels such as newspapers. However, all our media channels remain important as we recognise that different audiences prefer to receive their news in different ways. In order to ensure that we communicate and engage widely across our stakeholders, a number of different media channels should be used.

Website

The Folkestone & Hythe District Council website is the channel which our residents use most frequently. While customer transactions account for a large part of the website's usage, it is also the place where official Council messages are published. All our news releases are published here, and audiences from our other online channels are routinely directed to our corporate website to read about an issue in greater depth. The way in which our customers use the website is continually reviewed so that the online transactions are smooth and remove the need for customers to call or visit the Council itself. It is also important that the website meets Government accessibility requirements and we will continue to adhere to these standards.

Other websites are created, monitored and/or administered by the communications team including Folkestone Works, Folkestone Community Works, Oportunitas, Lifeline and Spotlight. It is important that these websites also adhere to the digital standards, ensuring they can be accessed by the widest range of their target audiences.

Media – print and broadcast

The local press is a significant channel to reach the residents of the District. In general the readership demographic of printed versions of newspapers tends to be older residents but all local papers are putting significant resources into creating an online presence to reach a wider and younger audience. Local newspapers have their own websites where news is published and also their own social media accounts.

Social Media

Social media gives direct access to audiences and as an interactive media it enables engagement and dialogue. It also enables the creation of content in a more dynamic format, which can be more appealing to the community. These platforms allow direct and unmediated broadcast of messages, directly from us. Social media can be particularly effective in emergencies and other fast moving and topical situations.

The platform with the most reach is Facebook followed by Twitter, Instagram, YouTube and then LinkedIn. External research and analysis on levels of engagement has revealed optimum times to post content on the different social media platforms. The Communications team make use of this analysis to ensure that content is published at times that will reach the widest audience. The communication style on these platforms is less formal, and more social and friendly. Often, team members will attribute their name to responses so that they are viewed less corporately and clearly from a person rather than *'the Council'*.

Generally speaking, the different platforms are used in the following ways:

Facebook – general messages as local residents are the most likely group to follow us on this platform. This remains our most engaging platform where residents often ask questions and report things such as fly tipping and full bins. The communications team are on hand to answer any queries raised by this platform and aim to respond to comments within two working days. The team aim to foster a community feel, engaging residents, answering their questions and being as helpful as possible.

Twitter – general messages suitable for a local audience as local residents are the most likely group to follow us on this platform. This is a useful media to tie in with partners to help them promote their services and updates by liking and retweeting their tweets. Twitter is the preferred platform to report on ever-changing, real-time events such as Council meetings and emergency situations. This platform is also used by other Twitter users to ask questions which the team respond to as soon as practicably possible (and aim to do so within two working days).

Instagram – this platform is used to promote the attractive district of Folkestone & Hythe (links closely to *appearance matters*). The team engage with residents and tourists alike and use hashtags to promote the District more widely by topic. This highly visual platform is populated by posts from residents and visitors alike, who regularly capture the beauty of the District and publish photographs accordingly. The communications team often repost such pictures, spreading the beauty of the District to a wider audience.

YouTube – used specifically for videos, which can be the most engaging and popular social media content. Videos published on all our social media channels are always more popular than text, with younger audiences finding them particularly engaging. More of our communication is being recorded not just on YouTube but also on Twitter and Facebook Live. An increase in video Council communications is likely and the Council has its own YouTube channel where it can upload video content.

LinkedIn – this professional network is used to advertise employment opportunities at the Council and to give an insight into what it is like to work for us. It is also used for articles which highlight our professional expertise and showcase that we're leaders in a number of professional areas.

Publications

The production of leaflets and other materials is the responsibility of each service area. However to maintain consistency of brand and design the communications team are consulted. Since the name change, new brand guidelines are being finalised which will give greater flexibility, yet at the same time, more brand consistency, to those wishing to produce their own materials.

Your District Today is our District lifestyle publication which is delivered to each household in the District. The publication is a key channel that allows us to report back to the community on our recent activities. There are two issues a year which reach 50,000 households, one in spring/summer and the other in autumn/winter. The content of Your District Today shares success stories and news of our partners from across the District and highlights how the Council is going about meeting our targets. It reinforces key messages such as changes to Christmas bin collections, and shows how our customers can contact us.

Internal

Councillors and staff are encouraged to follow our public-facing channels as much as possible to keep abreast of the content that we publish. Internally, the main channels of communications are emails, staff briefings and the intranet. Staff engagement in particular is key as the majority of employees live within the District and are promoters of the excellent work that we do. Engaging Councillors and staff regularly through effective communication is crucial and is something that the team strive to achieve.

Achieving Our Strategic Communications Objectives

There are a range of activities that we will undertake to help us achieve our strategic service objectives. This will be undertaken using a selection of the communication channels outlined above, depending on the activity.

We will:

Effectively communicate the Council's vision to residents and other stakeholders by:

- Focusing communications on the priorities in our Corporate Plan
- Communicating the Council's vision across selected media channels in a clear and understandable way
- Explicitly demonstrating how we are delivering more of what matters

Maintain a strong and consistent Council identity by:

- Refreshing, updating and ensuring communications adhere to the Council's brand guidelines
- Being consistent in our style, messaging and brand identity
- Relentlessly communicating that the name of the Council is Folkestone & Hythe District Council and ensuring that instances of stakeholders still using our previous name are corrected
- Being clear, consistent and honest in all corporate communications

Showcase the District as a great place to live, work, play, visit, and invest by:

- Working with key local partners to create compelling place branding and marketing campaigns
- Creating campaigns to attract skilled people, inward investors, and visitors to the district
- Reflecting the thriving business community in the District across Council media channels including those which are specifically business-focused, such as Folkestone Works
- Promoting the beauty of the District to residents across our media channels, encouraging them to contribute to maintaining that beauty
- Promoting the area by sharing national news articles that highlight the District as a great place to live, work, play, visit, and invest

Increase awareness and access to Council services and activities by:

- Publicising how residents can access our services and the best way for them to contact us
- Promoting the new and convenient ways in which residents can access services digitally
- Promoting Council activity through all our online channels, via publications and internally

- Helping our residents find solutions to their issues by clarifying what is our responsibility, what is the responsibility of our partners and how solutions can be found
- Using data to tailor activity to reach different groups of people more effectively
- Evaluating our approach, incorporating research and analysis, to continue to increase our communications effectiveness
- Helping promote services that the Council provides, including those which are non-statutory and may be administered by Council-owned companies
- Creating and promoting campaigns that encourage residents to recycle and provide information regarding what can and cannot be recycled
- Sharing how Council interventions have had a positive impact on the community and beyond

Encourage more people to vote through better awareness of Council elections by:

- Making Council decision-making as transparent as possible by webcasting meetings, tweeting from Committee meetings and widely sharing decisions that have been made
- Raising public awareness of the election process and how decisions are made on their behalf by their elected representatives
- Publicising that residents need to register to vote, how they can do this, and by when they need to do it
- Encouraging residents to vote in elections by promoting when they are, where they can vote, and how they can do it.
- Working with local partners (especially educational establishments) to help young people understand the voting process and assisting with the removal of barriers that might prevent them from voting
- Improving public awareness on what Councillors do by running a day-in-the-life-of series of articles

Improve the process and participation levels during Council-led public consultations by:

- Widely publicising consultations to our residents and identifying any specific groups that might have a key interest
- Finding creative ways to be more proactive with consultations such as pop-up stalls in popular locations
- Ensuring that consultation portals and forms are easily accessible for all
- Making sure that the correct audiences are engaged and they know what the consultation is specifically about

Support elected members in their role as community leaders by:

- Ensuring that Council communications are consistent with the policy decisions being taken by members
- Working closely with members, particularly the Cabinet, in ensuring that Council communications are consistent with the objectives of the Administration

Roles and responsibilities

Communication is the responsibility of us all. From Councillors to staff, we all have a role in promoting the services the Council has to offer and communicating more generally with the residents of the district. The Communications team is responsible for developing and delivering the associated plans that underpin this strategy. The team manages the Council's communications function and provides procedures, guidance and advice, to ensure that information is exchanged in an accurate, effective and consistent way. This includes ongoing and daily activities, longer-term projects of all sizes, marketing, promotion, and emergency crisis communications.

The Communications team plays a key role in how residents, staff and stakeholders perceive the Council.

We recognise the importance of reputation and will work to protect and enhance the Council's trusted name through effective branding, excellent media relations, and by providing good quality information in a timely manner. Paragraph 4 of the Code of Recommended Practice on Local Authority Publicity 2011

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5670/1878324.pdf) says "Publicity by local authorities should:

- Be lawful
- Be cost-effective
- Be objective
- Be even-handed
- Be appropriate
- Have regard to equality and diversity
- Be issued with care during periods of 'heightened sensitivity'"

Councillors' role

Councillors in their role as elected representatives engage with residents, groups and businesses on a wide range of issues and provide a link between our community and the Council.

Employees' role

All employees have a responsibility for communication with the public and with their colleagues. It is important that all colleagues are kept well informed about our priorities and successes so they can act as Council advocates.

As well as proactive communication and managing media relations, the Communications team also advises on, and deals with, reactive enquiries from the media on behalf of the Council.

Media

The media can expect us to:

- Foster a cooperative, courteous and mutually beneficial relationship
- Regard them as partners in providing people with timely, accurate information
- Make every effort to assist them with their requests and enquiries.

The Council expects to be reported fairly and accurately and given a reasonable opportunity to reply to media enquiries.

Prioritisation Framework

In order to establish the level of resource that needs to be allocated to each campaign, a prioritisation level should be attached to it. Priorities can change throughout the life of a campaign depending on activity, deadlines and timescales. Below are the summary requirements for each category.

Priority 1

- A high level corporate priority that is of strategic importance to the Council
- Requires consistent long-term attitude or behavioural change among target audiences
- Is a politically important issue
- Has clear delivery objectives that link directly to priority targets
- Requires significant communications activities
- Has a clearly defined and specific target audience
- Is a high priority to residents

Priority 2

- Is of strategic importance to the Council
- Requires attitude or behavioural change among target audiences (both short and long term)
- Has clear delivery objectives that link to strategic objectives
- Requires a smaller mix of communications activities
- Has a broader audience
- Is a medium priority to residents

Priority 3

- Requires short-term recognition from target audiences
- Has a very broad audience
- Is a short-term burst of communications activities
- Communicates one-off pieces of activity
- Has no clear need for attitude or behaviour change among residents

Other

- Anything not linking to corporate objectives will receive communications support in the form of appropriate media relations or social media only

Get in touch

Do it online at **www.folkestone-hythe.gov.uk**

- PAY your Council Tax
- FIND your bin collection day
- SEE planning applications via our Planning Portal
- REPORT littering / fly tipping / abandoned cars
- REGISTER to vote
- BUY your annual car parking permit
-and more!

It's clear, simple and fast.

Website: www.folkestone-hythe.gov.uk

Facebook: FolkestoneandHytheDC

Twitter: @fstonehythedc

Instagram: @folkestonehythedc

Equality Impact Assessment Templates

Quick Guidance Notes

Stage 1. Screening Stage

Stage 1 of the template is classed as the Screening Stage. This should always be completed. **Remember it should be an integral part of policy development not a last minute thought.**

At this stage you should be assessing obvious negative/positive impact or gaps in knowledge about likely impact. It should be a relatively short process which makes use of any previous consultation results, any differences in user satisfaction among groups, personal knowledge and experience, research, reports, existing equality data about service usage, internet searches, internal and external specialist advice, employees with previous experience of similar work, known inequalities etc. **If the likely impact on a particular group is unknown, then action should be taken to acquire this information.**

If the impact is positive (i.e. the outcome will benefit an Equality Group) then no further action is required. If no positive or negative impacts are identified then no further action is required. If the activity has the potential to cause adverse/negative impact or discriminate against different groups in the community it will require a full impact assessment (Stage 2).

In some cases it might be easy to put in place simple adjustments to eliminate any negative impact while you are working through the screening process, especially if you already have clear evidence/consultation and the process is an integral part of your policy development. It should only be done if you are absolutely confident that no other impact will be identified. If you choose to do this you should clearly document the reasons/evidence and put in place monitoring to ensure action is taken if unanticipated impact occurs.

Stage 2. Full Equality Impact Assessment Report

Stage 2 of the EIA process guides officers through the full impact assessment process, ensuring that research/consultation with relevant equality groups has been carried out and leads to an action plan aiming to minimise the negative impact/s.

Consultation involves engaging with representatives from equality groups who are likely to be affected by the activity. It could involve engaging with employees and Members, trade unions, other public bodies, voluntary and community groups. It is important to ensure sufficient time and resources are dedicated to the consultation process to encourage full participation. You should refer to the Consultation Toolkit to ensure your consultation follows good practice. The Focus system should also be used and is able to give you information relating to other consultation activities across the council as well as existing groups/volunteers you may be able to access.

Take a Proportionate Approach

Your approach to assessing the equalities impact of a policy, strategy or service should be proportionate to the likely impact it will have. Issues you should consider include:

- the number of people likely to be affected

- the size of the budget/amount of money involved
- the extent of the proposed change
- wider public policy implications

This means you will assess more rigorously policies which are likely to have a significant impact on the local community.

Additional guidance notes to help you through the process are available in the Equality Impact Assessment Guidance Document.

DRAFT

Stage 1 and 2 Equality Impact Assessment Templates

Directorate: Strategy

Service: Strategy, Performance and Communications

Accountable Officer: Sarah Robson

Telephone & e-mail: 01303 853426 /

sarah.robson@folkestone-hythe.gov.uk

Date of assessment: 1 October 2018

Names & job titles of people carrying out the assessment: Sarah Robson (Assistant Director – Strategy, Performance and Communications) / Matt Rain (Communications Manager)

Name of service/function/policy etc: Communications and Engagement Strategy 2018-23

Is this new or existing? New policy

Stage 1: Screening Stage

1. Briefly describe its aims & objectives

The aim of the Communications and Engagement Strategy is to inform, listen and engage with our stakeholders so that they will have a clear understanding and a positive perception of our vision, aims, values, services and achievements, leading to higher levels of satisfaction and engagement.

The objectives of the strategy are to:

- Effectively communicate the Council's vision to residents and other stakeholders
- Maintain a strong and consistent Council identity
- Increase awareness among the local community of Council services and activities
- Raise awareness of Council services to ensure residents can access them
- Help residents better understand local government by explaining what the Council does, how it operates and why it is important to vote
- Improve the process and participation levels of public engagement during consultations, allowing people to have their say on important local issues
- Showcase the district as a great place to live, work and visit
- Support elected members in their role as community leaders, assisting with their communications where appropriate
- Keep staff informed and engaged, promoting Folkestone & Hythe District Council as a great place to work

2. Are there external considerations? (legislation/government directive etc.)

GDPR: New framework for data protection and privacy laws

Equality Act 2010: Protects individuals from unfair treatment and promotes a fair and more equal society

3. Who are the stakeholders and what are their interests?

Folkestone & Hythe District Council (as the Corporate Communications lead, members and staff)
 Local residents– service users / participants in community activities and events
 Business community – service users and partner organisations
 Public services (Kent Police, KFRS, NHS etc.) – partner organisations
 Parish/Town Councils – service users and partner organisations
 Local schools, clubs and societies – service users / participants in community activities and events
 Media – report and promote Council activity and services

4. What outcomes do we want to achieve and for whom?

To be using the appropriate communication channels and engagement activities in order to reach all stakeholders regardless of protected characteristics.

5. Has any consultation/research been carried out or relied upon?

The recommendations provided by the LGA Peer Review of Folkestone & Hythe District undertaken in June 2018 has helped to inform the draft Strategy.

The Council is currently reviewing its Brand Guidelines to ensure Council materials and its website can be better accessed by people with disabilities.

6. Are there any concerns at this stage which indicate the possibility of inequalities/negative impacts? (Consider and identify any evidence you have - equality data relating to usage and satisfaction levels, complaints, comments, research, outcomes of review, feedback and issues raised at previous consultations, known inequalities) If so please provide details.

None.

7. Could a particular protected characteristic be affected differently in either a negative or positive way? (Positive – it could benefit, Negative – it could disadvantage, Neutral – neither positive nor negative impact or Not sure?)

	Type of impact, reason & any evidence
Disability	Neutral
Race (including Gypsy & Traveller)	Neutral
Age	Neutral
Gender	Neutral
Transgender	Neutral

Sexual Orientation	Neutral
Religion/Belief	Neutral
Pregnancy & Maternity	Neutral
Marriage/ Civil Partnership Status	Neutral

8. Could other socio-economic groups be affected e.g. carers, ex-offenders, low incomes?

No		

9. Are there any human rights implications?

No.

10. Is there an opportunity to promote equality and/or good community relations?

Yes – through inclusive communications and engagement and promoting public consultation where appropriate.

11. If you have indicated a negative impact for any group is that impact legal? (not discriminatory under anti-discrimination legislation)

Not applicable.

12. Is any part of this policy/service to be carried out wholly or partly by contractors?

Not applicable.

Please note that normally you should proceed to a Stage 2: Full Equality Impact Assessment Report if you have identified actual, or the potential to cause, adverse impact or discrimination against different groups in the community. (Refer to Quick Guidance Notes at front of template document)

13. Is a Stage 2: Full Equality Impact Assessment Report required?

No

The Stage 1 Initial Assessment does not point to the possibility of unjustifiable differential impact on relevant groups, therefore, it will be unnecessary to proceed to Stage 2.

14. Date by which Stage 2 is to be completed and actions

Not applicable.

Please complete

We are satisfied that an initial screening has been carried out and a full impact assessment **is not required*** (please delete as appropriate).

Completed by: Sarah Robson

Date: 5 October 2018

Role: Assistant Director – Strategy, Performance and Communications

Countersigned by Gavin Edwards

Date: 5 October 2018

Please keep the signed hard copy with your team for auditing purposes and forward an electronic copy to gavin.edwards@folkestone-hythe.gov.uk so that it can be published.

This Report will be made
public on 6 November
2018

Report Number C/18/45

To: Cabinet / CMT
Date: 14th November 2018
Status: Key Decision
Assistant Director: Sarah Robson - Assistant Director - Strategy,
Performance and Communications
Cabinet Member: Cllr Jennifer Hollingsbee
SUBJECT: New Public Space Protection Orders - Approval to
Consult

SUMMARY: The current public space protection order (PSPO) declared by the Council is due for replacement on 19th June 2019. Members have previously been informed of the process and work underway to create bespoke PSPOs that will help to tackle more specific issues of antisocial behaviour affecting parts of the District. The process as required by the Antisocial Behaviour Act 2014 requires us to carry out consultation and this report introduces the consultation document and feedback survey that will be sent to stakeholders and residents and the format that will take.

Members are asked for approval to consult.

REASONS FOR RECOMMENDATIONS:

Cabinet / CMT is asked to agree the recommendations set out below because:

- a) New bespoke PSPOs will support the corporate priorities of Appearance Matters and Health Matters and provide the Council with additional enforcement powers to address a range of antisocial behaviour problems being experienced in parts of the District
- b) The consultation period and feedback dates are set around timescales to enable reporting back of survey results to Cabinet on 27th February 2019.

RECOMMENDATIONS:

- a. To note report C/18/45.
- b. To agree the consultation document attached at Appendix 1
- c. To agree the survey form at Appendix 2
- d. To carry out consultation as described in section 3.0

1. BACKGROUND

- 1.1 Informal Cabinet met on 4th September 2018 and all members were invited to a briefing session on 19th September 2018 where the proposals for creating new bespoke PSPOs for the District were described. Members were given an overview of the reasons for implementing bespoke PSPOs

which will put measures in place to deter antisocial behaviour while at the same time, ensuring that support is available to protect some of the most vulnerable people in our society.

- 1.2 The process and timeline is set out below in s1.4 and includes consulting on those activities in public places that can have a detrimental effect on the local community. The current PSPO covers parts of Folkestone and is limited to a few activities and the new proposed PSPOs will give the council additional enforcement powers to tackle specific types of antisocial behaviour in specific locations.
- 1.3 Enforcement of the PSPO can be carried out by any authorised officer of the Council and by Police colleagues. Multi agency operations are already in place through which enforcement is being undertaken and there will be opportunity to widen the level of enforcement carried out. In addition the PSPOs act as a deterrent and educational tool which will support both the aims of the Councils corporate priorities of Appearance Matters and Health Matters as well as those of the Folkestone and Hythe Community Safety Partnership.
- 1.4 The time line for the process is set out below:
 - 4th September 2018 - Proposal to Informal Cabinet.
 - 19th September 2018 - Briefing to all members – 6pm.
 - October/November 2018 - Produce documentation which contains the proposal information to circulate including a survey for feedback on the proposals.
 - Approval to Consult: 13th November 2018 to OSC and 14th November 2018 to Cabinet.
 - 26th November 2018 - begin the 8 week consultation on the proposal with key stake holders - circulate the documentation on website, in Your District Today, social media etc.
 - 21st January 2019 - consultation ends and information to be collated.
 - 27th February 2019 - full cabinet decision to disband old PSPO and agree new PSPO's.
 - March/April 2019 - new signage designed based on the feedback
 - May 2019 - New PSPO's implemented and enforcement to begin with new signage in place.
 - PSPO will be reviewed after 2 years.

2. PROPOSALS

- 2.1 Appendix 1 – The consultation document sets out the proposals for the new bespoke PSPOs listing the areas that are to be covered and the activities to be addressed using the new PSPOs. Cabinet are asked for approval to consult and that the document together with the survey form at Appendix 2 is now circulated to key stakeholders including town and parish councils and placed on the Councils website and other platforms eg social media.

3. RECOMMENDATIONS

- 3.1 Approval is given to consult on the new bespoke PSPOs for the District for Implementation in early summer 2019 and that the consultation document and survey is now circulated.

4. RISK MANAGEMENT ISSUES

Perceived risk	Seriousness	Likelihood	Preventative action
Approval to consult is not given, unable to implement new PSPOs.	High	Low	Approval given
Amendments are required to the documentation which may delay the timetable.	High	Low	To keep amendments to a minimum and seek approval through the Portfolio Holder

5. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

5.1 Legal Officer's Comments (DK)

There are no legal implications arising directly out of this report. The Anti-Social Behaviour, Crime and Policing Act 2014 allows PSPOs to be introduced in a specific public area where the Council is satisfied on reasonable grounds that 2 conditions have been met. The first condition is that (a) activities carried on in a public place within the authority's area have had a detrimental effect on the quality of life of those in the locality, or (b) it is likely that activities will be carried on in a public place within that area and that they will have such an effect. The second condition is that the effect, or likely effect, of the activities (a) is, or is likely to be, of a persistent or continuing nature, (b) is, or is likely to be, such as to make the activities unreasonable, and (c) justifies the restrictions imposed by the notice.

5.2 Finance Officer's Comments (LH)

There are no financial implications arising directly from this report.

5.3 Diversities and Equalities Implications (GE)

The PSPOs have the potential to impact all those who live, work and visit the District. The proposed survey will be open to all members of the public and should be accessible through a variety of different formats to ensure a wide range of information is captured from various stakeholders across the District. In addition to the survey and to support the consultation evidence base, an Equality Impact Assessment (EIA) should be carried out to ensure full consideration is given to identifying those with protected characteristics who may be affected by the introduction of PSPOs.

5.4 Communications Implications (MR)

The proposed PSPO impacts all corners of the district and has the potential to affect all residents, businesses and visitors. It is therefore important that all interested groups are consulted with regard to the adoption of this order. The proposed eight-week consultation is appropriate and, properly publicised, will give all stakeholders an opportunity to feed back on the proposals.

5.5 Transformation comments (SR)

There are no direct implications arising from this report, which will impact the delivery of the transformation project.

6. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officers prior to the meeting:

Jyotsna Leney

Community Services Manager

Tel: 01303 853460

Email: jyotsna.leney@folkestone-hythe.gov.uk

Jess Harman

Community Project Manager

Tel: 01303 853524

Email: jess.harman@folkestone-hythe.gov.uk

The following background documents have been relied upon in the preparation of this report:

(none)

Appendices:

Appendix 1: PSPO consultation document (2018)

Appendix 2: PSPO survey form (2018)

Public Space Protection Order Consultation



Background

We're proposing to introduce new Public Space Protection Orders in our district and we'd like your views.

We know that our district is a great place to live, work and visit. We're proud to serve a population of more than 100,000 and deliver services to more than 50,000 homes -- from street cleaning and recycling and waste collections, to environmental health, planning and caring for the parks and open spaces.

With our partners, like Kent Police, we also work to keep our district safe and address concerns about crime, anti-social behaviour and other activities that might spoil people's enjoyment of their time here. One way of doing this is to use Public Space Protection Orders (PSPOs).



What Are Public Space Protection Orders?

PSPOs were introduced under the Anti-Social Behaviour, Crime and Policing Act 2014 to deal with a particular nuisance in a particular area that is having a detrimental effect on the quality of life for those in the local community. A PSPO can prohibit specified things being done in a restricted area or can require certain things to be done by persons carrying out specified activities in that area.

We currently have one PSPO in the district to address antisocial behaviour. This covers Folkestone, Cheriton as well as parts of Seabrook and Sandgate. It was introduced to address the issues of drinking in an open space, begging and sleeping in an open space.

In response to a range of concerns that have been raised by local residents and businesses we are now proposing to use PSPOs more widely across the district. This leaflet gives some detailed background to the proposals. More information is available online at:

www.folkestone-hythe.gov.uk/community/community-safety/PSPO



What are we proposing?

We are proposing seven measures to introduce PSPOs in specific areas of the district. The measures we are proposing are based on current information relating to antisocial behaviour and disorder.

This consultation is being carried out to establish to what extent these issues are affecting residents. This will then dictate whether some, or all, of the measures should be introduced in certain areas or district wide.





These proposals are not a definitive list and this is your opportunity to give us your views. If you feel there is an area missing this is your opportunity to let us know.



Area Key

Each of the measures has a key to show which new areas are being considered.

Maps can be found in the back of the document on pages xx - xx.

 Hythe High Street & Oaklands	 Dymchurch	 New Romney
 Lower Leas Coastal Park	 Folkestone	 Seabrook
 Cheriton	 Sandgate	

Measure 1 – Control of alcohol consumption in a public place

This measure makes it an offence to fail to comply with a request by an authorised officer (council/police) to stop drinking or surrender any vessel believed to contain alcohol, if officers believe anti-social behaviour has been committed or is likely to be committed.

Already in place in Folkestone, Cheriton parts of Sandgate and Seabrook, we propose extending this measure to Hythe (High Street and Oaklands), Dymchurch and New Romney - **please see maps on pages 10 & 11**

Measure 2 – No use of intoxicating substances in a public place

This measure proposes to deal with effects intoxicating substances may have on a person's behaviour when in a public place. A person would be guilty of an offence if they didn't surrender any intoxicating substance in their possession and/or they were found to be ingesting, inhaling, injecting, smoking or otherwise using intoxicating substances.

It does not include tobacco or prescription medication.

This proposal covers the use of items which are used to administer intoxicating substances including needles that are not correctly packaged.

We propose introducing this measure to cover the whole of Folkestone, Hythe (High Street and Oaklands), Dymchurch, New Romney, Cheriton and parts of Seabrook and Sandgate - **please see maps on pages 10 & 11**

Measure 3 – No urinating, spitting or defecating in a public place

This measure makes it an offence to urinate, spit or defecate in a public place.

We propose introducing this measure to cover the whole of Folkestone, Hythe (High Street and Oaklands), Dymchurch, New Romney, Cheriton and parts of Seabrook and Sandgate - **please see maps on pages 10 & 11**

Measure 4 – No Begging

Under this measure, no-one will be able to make verbal, non-verbal or written requests for goods, money or donations unless they are authorised to do so at an appropriate location e.g. authorised charity collections.

Already in place in Folkestone, Cheriton, parts of Sandgate and Seabrook, we propose to extend this measure to cover Hythe (High Street and Oaklands), Dymchurch and New Romney - **please see maps on pages 10 & 11**



Measure 5 – Deterring inconsiderate buskers

We do not want to ban banning busking but we are considering introducing this measure in Folkestone to address excessive levels of noise (amplified music), nuisance or annoyance caused by inconsiderate buskers. We would use the PSPO to require buskers and street entertainers to have permission to perform in the certain areas within the district. - **please see map on page 10**

Measure 6 – Deterring inconsiderate ‘chuggers’

We are not proposing to ban chuggers (people who approach passers-by in the street asking for subscriptions or donations to a particular charity) but we are considering this measure to limit the number of chuggers in certain areas of the Folkestone and Hythe district at any one time and address any inconsiderate behaviour. We are interested in your views on this measure.



Measure 7 – No unauthorised Camping in open spaces

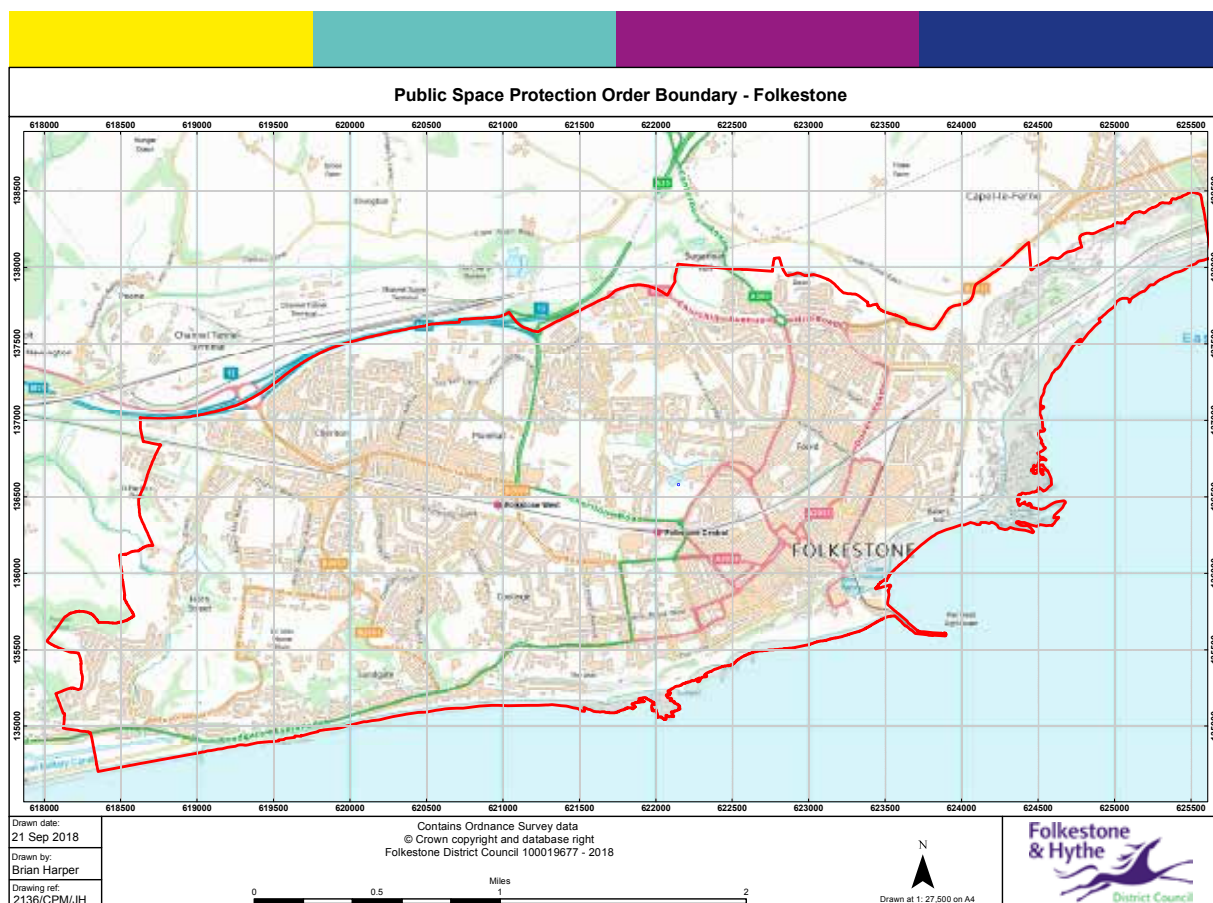
Some camping can lead to anti-social behaviour. This measure would make it an offence to stay overnight in any vehicle or temporary structure, like a tent, without pre-agreed approval from the landowner.

A person would have to clear away the vehicle, temporary structure/associated paraphernalia without delay if instructed to do so by an authorised officer.









This measure would cover areas such as all of Folkestone, including the Lower Leas Coastal Park, Hythe (High Street and Oaklands), Dymchurch, New Romney, Cheriton and parts of Seabrook and Sandgate. Including but not limited to public parks, car parks, children's play areas, graveyards, churchyards. - **please see maps on pages 10, 11, 12 & 13**

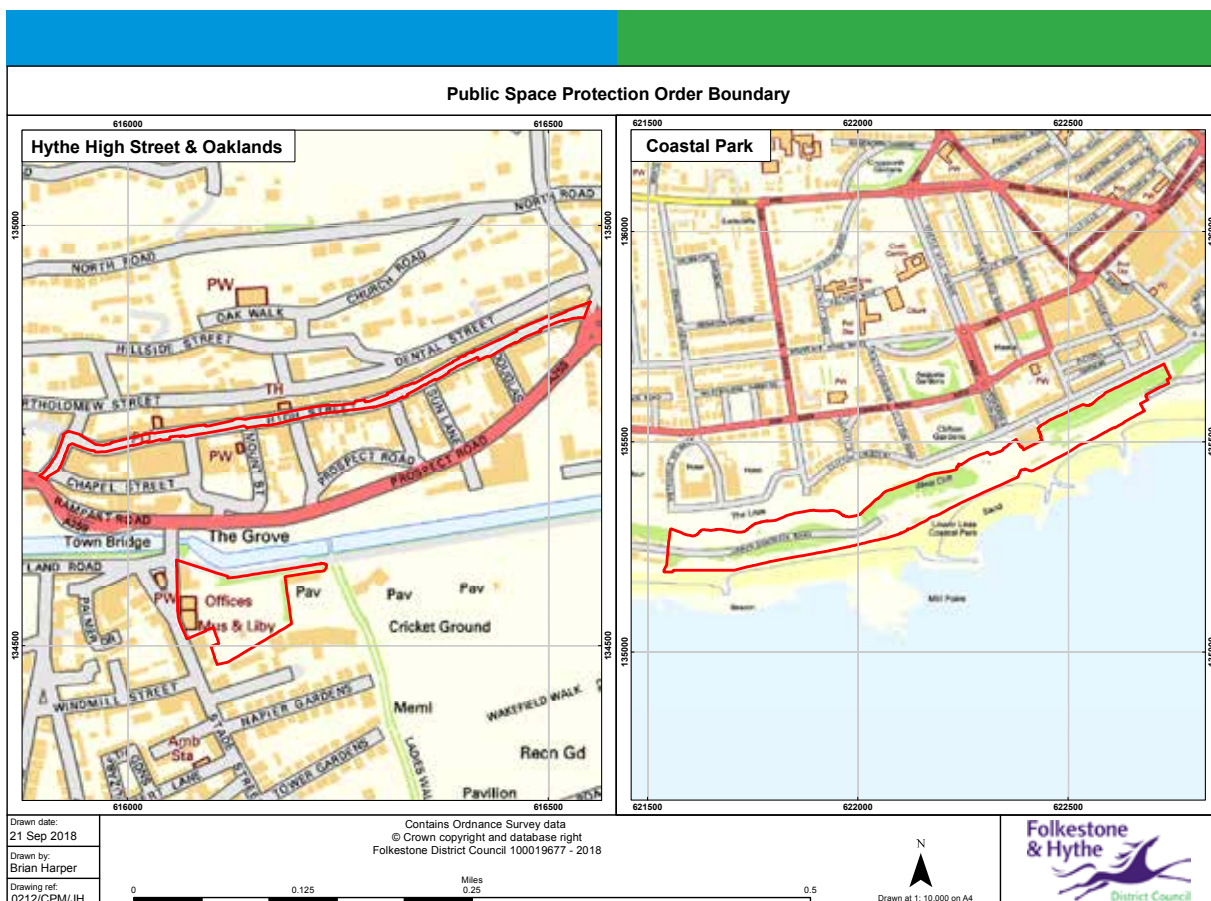
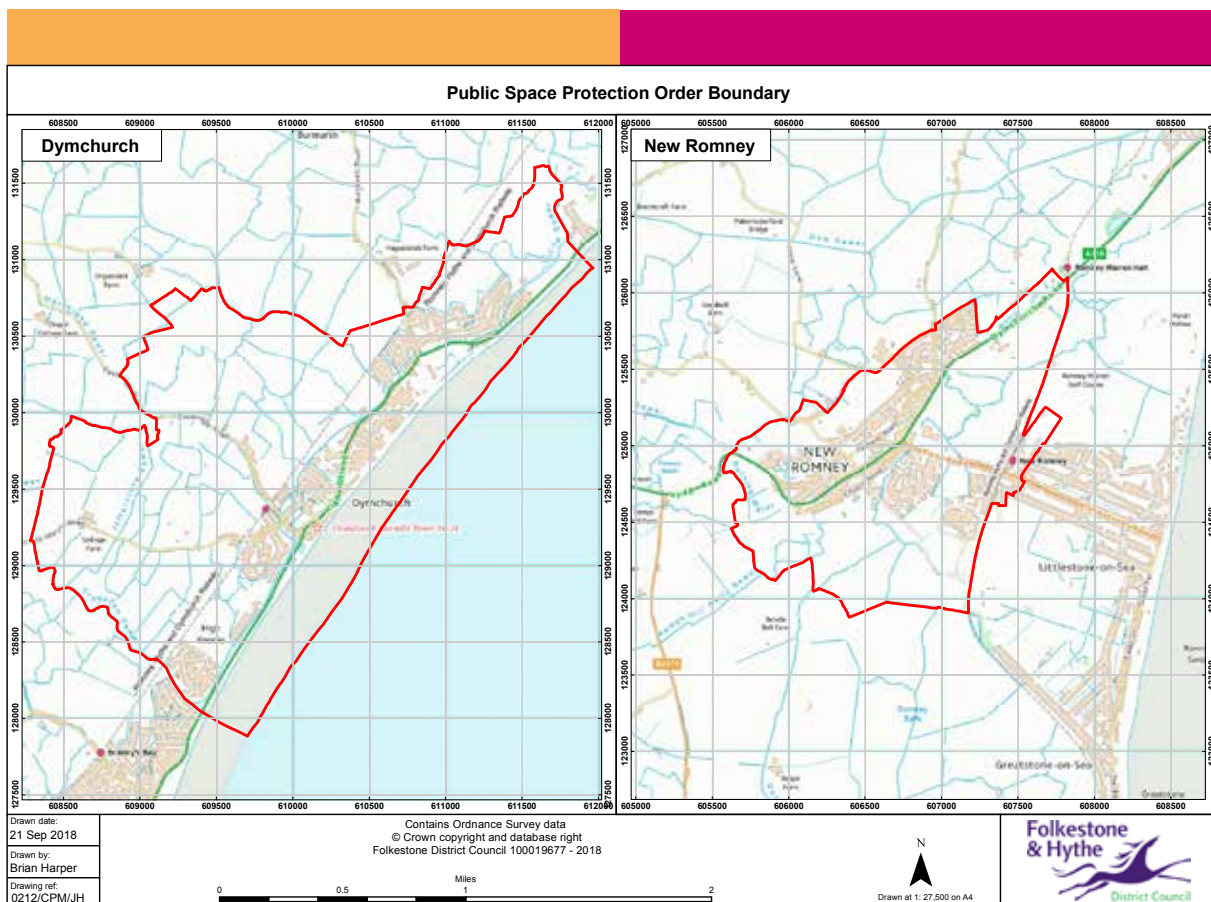




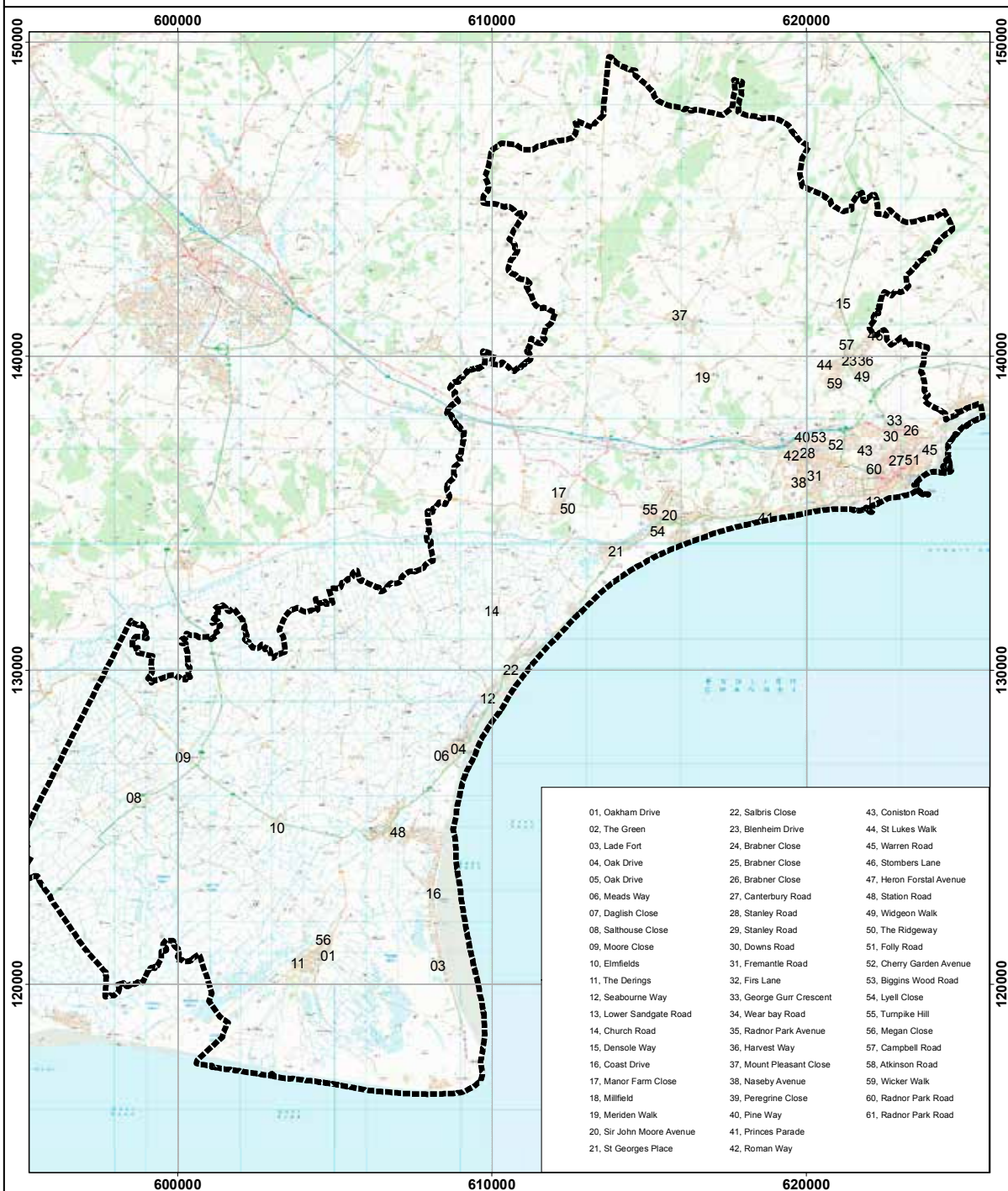


Area Key

 Hythe High Street & Oaklands	 Dymchurch	 New Romney
 Lower Leas Coastal Park	 Folkestone	 Seabrook
 Cheriton	 Sandgate	



Public Space Protection Order Boundary - Play Areas

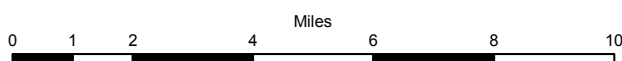


Drawn date:
02 Oct 2018

Drawn by:
Brian Harper

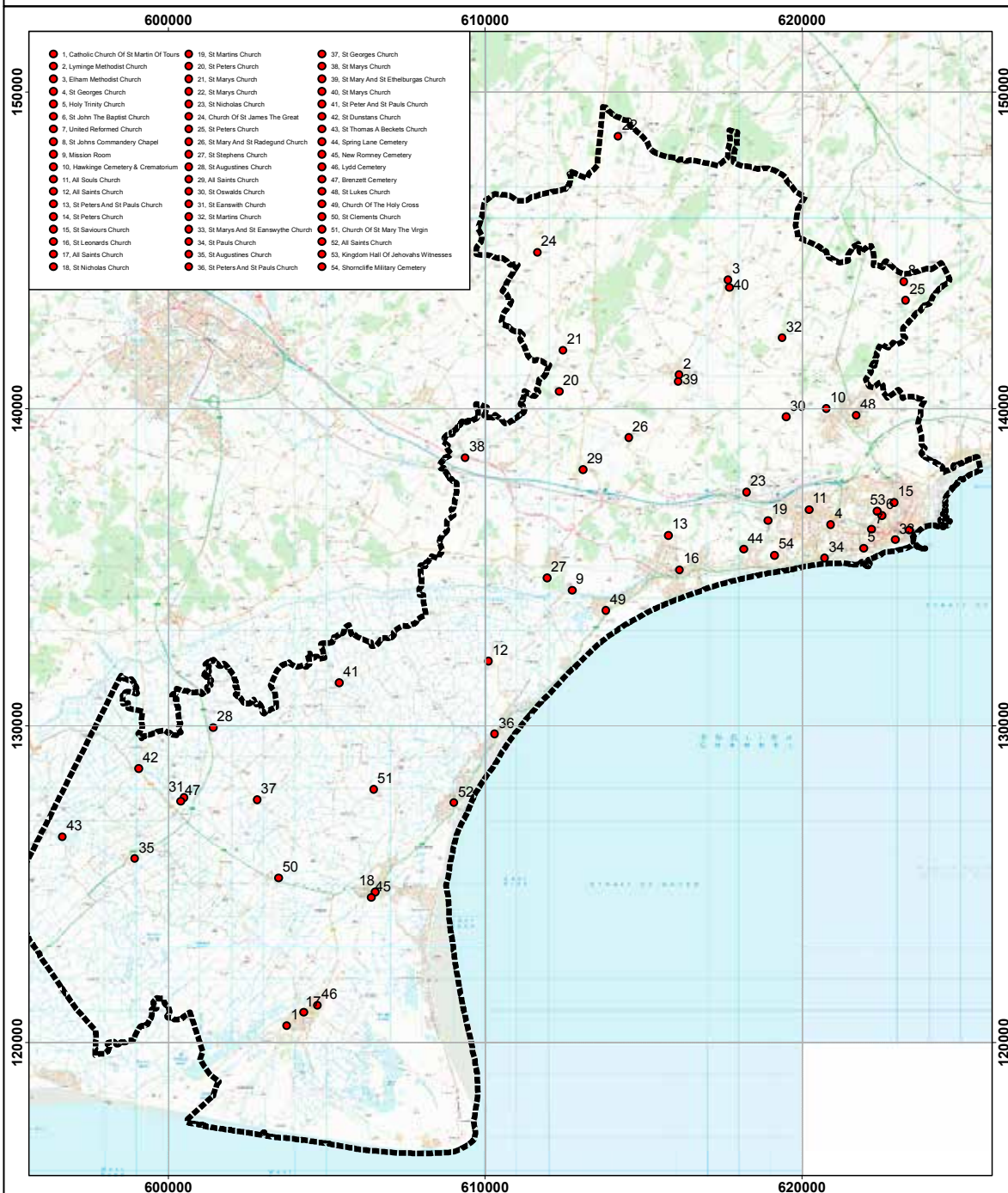
Drawing ref:
FHDC/DPA/LK

Contains Ordnance Survey data
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Folkestone & Hythe Council 100019677 - 2018



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Public Space Protection Order Boundary - Churchyards & Cemeteries

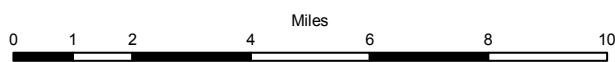


Drawn date:
21 Sep 2018

Drawn by:
Brian Harper

Drawing ref:
FHDC/DPA/LK

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Drawn at 1:161,524 on A4

Tell us what you think

The consultation opens on Monday 26 November 2018 and runs for eight weeks.

We would like to invite you to give us your views on our proposals. There are different ways you can do this.

- You can fill in a questionnaire online or download a paper copy at:
www.folkestone-hythe.gov.uk/community/community-safety/PSPO

- Pick up a paper copy from:

The Civic Centre, Castle Hill Avenue, Folkestone

Folkestone Town Council, 1- 2 Guildhall Street.

Hawkinge Town Council, Hawkinge Community Centre

Sandgate Parish Council, High Street.

Dymchurch Parish Council, 13 Orgarswick Avenue

New Romney Town Council, Town Hall, High Street

Lydd Town Council, 13 High Street

Kent Police, Bouverie Road West, Folkestone

Send your completed questionnaire or write to us at:

PSPO Consultation, Community Safety, F&HDC, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY

You can also:

- Email us: **community.safety@folkestone-hythe.kent.gov.uk**
- Call us **01303 853500** and ask to comment on the Public Space Protection Order consultation

Tell us what you think

Or why not come and talk to us at our drop-in event?

Friday 11 January 2019 9:30 - 11:30am

**Folkestone & Hythe District Council,
Civic Centre,
Folkestone,
CT20 2QY**

This consultation will close on Monday 21 January 2019

A copy of the Draft Order is available at:

www.folkestone-hythe.gov.uk/community/community-safety/PSPO



Feedback Survey

Please read the Consultation Information **before answering the questions**

If there are any questions you do not wish to answer please feel free to leave them blank. Please note that you need to be 16 or over to take part in this survey.

Please submit your response by **Monday 21st January 2019**.

Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual, household or organisation.

If you would like to know more about how we use and store the information you give us in this survey, you can find out by visiting **www.folkestone-hythe.gov.uk/privacy**

How your views will be used - The outcome of the public consultation will be considered by Folkestone & Hythe District Council Cabinet in February 2019.

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Measure 1: Control of alcohol consumption in a public place

1. Do you support measure 1?

Please tick only one option

- ☐ Yes
- ☐ No
- ☐ Don't know

If **NO** please say why:

.....

Measure 2: No use of intoxicating substances in a public place

1. Do you support measure 2?

Please tick only one option

- ☐ Yes
- ☐ No
- ☐ Don't know

If **NO** please say why:

Measure 3: No urinating, spitting or defecating in a public place

1. Do you support measure 3?

Please tick only one option

- ☐ Yes
- ☐ No
- ☐ Don't know

If **NO** please say why:

Measure 4: No Begging

1. Do you support measure 4?

Please tick only one option

- ☐ Yes
- ☐ No
- ☐ Don't know

If **NO** please say why:

Measure 5: Deterring inconsiderate buskers

1. Do you support measure 5?

Please tick only one option

- ☐ Yes
- ☐ No
- ☐ Don't know

If **NO** please say why:

Measure 6: Deterring inconsiderate 'Chuggers'

1. Do you support measure 6?

Please tick only one option

- ☐ Yes
- ☐ No
- ☐ Don't know

If **NO** please say why:

Measure 7: No unauthorised camping in open spaces

1. Do you support measure 7?

Please tick only one option

☐ Yes

☐ No

☐ Don't know

If **NO** please say why:

.....

8. Thinking about the last 12 months, which of the following, if any, applies to you in Folkestone and Hythe District?

Please tick all that apply

- ☐ I have been affected by people being drunk or rowdy in public places
- ☐ I have been affected by people taking intoxicating substances in public
- ☐ I have been affected by people urinating , defecating and spitting in public
- ☐ I have been affected by people begging in public
- ☐ I have been affected by inconsiderate buskers
- ☐ I have been affected by inconsiderate Chuggers
- ☐ I have been affected by unauthorised camping in open spaces

If affected by any of the above, please tell us how you've been affected:

9. Do you have any other comments regarding the PSPO measures?

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About You

Completing this section is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual, household or organisation.

The information will help us understand how a Public Space Protection Order would impact different groups of people.

10. Are you...?

Please tick only one option

☐ Male

☐ Prefer to use own term

☐ Female

☐ Prefer not to say

11. Which age group do you belong to?

Please tick only one option

☐ 16 - 29

☐ 60+

☐ 30 - 59

☐ Prefer not to say

12. In what respect are you completing this questionnaire?

Please tick all that apply

☐ I am a resident of Folkestone & Hythe District - if so which area:

☐ Folkestone

☐ Dymchurch

Other

☐ Cheriton

☐ New Romney

☐ Hythe

☐ Lydd

☐ Hawkinge

☐ I am an elected Member of Folkestone & Hythe District Council

☐ I am a local Town or Parish Councillor

☐ I am a local business owner/manager

☐ I work in the Folkestone & Hythe District area

☐ I am a representative of a voluntary/community organisation-please specify below

☐ Other

12. What is your ethnic background

Please tick only one option

White

- ☐ English/Welsh/Scottish/Northern Irish/British
- ☐ Irish
- ☐ Any other White background (Please tell us in the box below)

Asian or Asian British

- ☐ Indian
- ☐ Pakistani
- ☐ Bangladeshi
- ☐ Chinese
- ☐ Any other Asian background (Please tell us in the box below)

Other ethnic group

- ☐ Arab
- ☐ Other ethnic group (Please tell us in the box below)

Black or Black British

- ☐ Caribbean
- ☐ African
- ☐ Any other Black background (Please tell us in the box below)

Mixed

- ☐ White and Black Caribbean
- ☐ White and Black African
- ☐ White and Asian
- ☐ Any other mixed background (Please tell us in the box below)

Travelling Community

- ☐ Gypsy/Roma
- ☐ Traveller of Irish descent
- ☐ Other member of the travelling community (Please tell us in the box below)

Thank you for completing the survey. Please return it to the following address by
21 January 2019

**PSPO Consultation
Community Safety
Folkestone & Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY**