

Folkestone and Hythe District Core Strategy Review

Inspectors' Report Appendix: Main modifications

Main Modification	Policy / Paragraph	Main Modification
MM01	Policy SS1: District Spatial Strategy	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 4.4 Settlement Hierarchy) will only be allowed exceptionally, where a rural or coastal location is essential (policy CSD3).

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MM01		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 <u>designed to avoid or minimise adverse impacts on the AONB</u>, 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. <u>All proposed development in the North Downs area will have to satisfy the requirements of policy CSD5 d. in</u>

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MM01		<u>order to avoid any significant impact on the water quality of the Stodmarsh European designated sites.</u> 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. <u>Dungeness A should be retained for: offices (within class E), general industrial (within class B2) and storage or distribution (within class B8) and research and development employment uses; employment-related training and educational purposes; and operations and uses associated with the decommissioning of the nuclear power station. Should redevelopment plans come forward for alternative uses unrelated to the function of the nuclear power station (including other energy generation sector uses), the council will work with the Nuclear Decommissioning Authority, local community and other stakeholders to prepare and adopt an Area Action Plan for part or the whole of the site.</u> Should development proposals come forward for the further <u>material</u> expansion of London Ashford Airport at Lydd (<u>beyond the existing permissions and permitted development rights</u>), the council will work with the airport, local community and other stakeholders to prepare and adopt an Action Area <u>Action</u> Plan for the site. <u>The council will support small-scale operational development integral to, and required to maintain, the airport use, subject</u>

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MM01		<u>to being satisfied that there would be no significant adverse impacts to the integrity of the nationally and internationally designated sites of biodiversity value.</u> <u>The preparation of Area Action Plan(s) for the Dungeness A or London Ashford Airport sites will be accompanied by Habitats Regulations Assessment(s) (including Appropriate Assessment) to assess the potential effect of the Area Action Plan proposals on sites within the Natura 2000 network that are protected under the European Birds and Habitats Directives. The Habitats Regulation Assessment(s) must show that development would not result in significant adverse effects on these sites of biodiversity value, either alone or in combination with other projects and plans.</u> 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.
MM01	Supporting text: Insert new paragraphs to follow paragraph 4.36	<u>Dungeness Power Station</u> <u>[New para.] For over 50 years, Dungeness Power Stations (A & B) have been a cornerstone of the Romney Marsh economy. Dungeness A ceased generation in 2006 and is currently undergoing decommissioning. Initially it was expected that from 2019 the site would enter a period of Care and Maintenance (C&M) lasting some 85 years pending final site clearance. The commencement of C&M would</u>

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MM01		<u>have had a serious impact on employment (in December 2019 approximately 220 people were employed on the site) as well as the local economy. It is now likely that the C&M phase will be replaced with decommissioning work continuing instead over the coming decades. This could mean that skilled staff are retained, employment is increased, and land is released for new economic uses, or for clearance, earlier that would happen through the C&M approach.</u> [New para.] <u>The Nuclear Decommissioning Authority is expected to announce its decision on whether this approach will be adopted for Dungeness A in the near term. EDF's Dungeness B station had been expected to continue generating electricity until 2028. However, it was announced in June 2021 that it would move into the de-fuelling phase with immediate effect, following an extended outage since 2018. The EDF Director's Report - Dungeness B June 2017 reported that the station employs over 550 employees, which is supplemented by over 200 contract partners, so its closure would have major socio-economic impacts although, as with Dungeness A, these would be experienced gradually. It is important to recognise that there is likely to be a significant impact on jobs in the latter stages of the plan period. In the wider context of other current economic challenges and uncertainties, the decommissioning of the Dungeness Power Stations will create significant economic and social challenges for Romney Marsh. In addition to jobs being lost, businesses will find it increasingly difficult to operate successfully in an area which already has some pockets of significant deprivation and therefore the case for supporting local employment opportunities and the future of the Dungeness Power Stations site becomes an important consideration.</u>

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MM01		4.37 Opportunities also exist for employment development at London Ashford Airport at Lydd, through the implementation of the existing planning permission. <u>The council acknowledges the positive impact that Lydd Airport could deliver in supporting the regeneration of Romney Marsh and surrounding areas, accordingly</u> Ss should further <u>material development</u> proposals arise, <u>beyond the existing permissions and permitted development rights</u>, the council will seek to work with the airport, local community and other stakeholders to agree a framework by preparing an Action Area <u>Action</u> 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.
MM02	Section 4.2 Housing and the Economy Growth Strategy Supporting text: Paragraphs 4.42 – 4.56	Approach to housing provision 4.42 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 a minimum of: • 738 new homes a year on average over the period 2019/20 to 2036/37 (18 years) or • 13,284 additional homes in total. 4.43 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. An indicative housing trajectory is given in Appendix 3. All types of homes will be counted towards this requirement,

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MM02		including family homes and flats (C3 use class) and specialist accommodation for the elderly (C2 use class). [New para.] <u>The National Planning Policy Framework states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements. However, local authorities should make a realistic assessment of likely rates of delivery, given the lead-in times for large-scale sites (NPPF, paragraph 73). The delivery of large-scale developments may need to extend beyond an individual plan period and anticipated rates of delivery should be kept under review (NPPF, footnote 37).</u> [New para.] <u>National Planning Practice Guidance (PPG) recognises that a ‘stepped’ housing requirement (where the housing requirement is phased to reflect the level of housing expected to be delivered across the plan period) may be justified in certain circumstances. The PPG states that this approach may be appropriate where there is a significant change in the level of housing required and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period. The Core Strategy Review will deliver a significant change in the numbers of new homes being built in the district, compared to the 2013 Core Strategy and allocates a major strategic site in the form of a new garden town as the focus for future growth. The council considers that a stepped housing requirement is justified and appropriate, and will ensure that the housing requirement is met fully within the plan period.</u> [New para.] <u>Policy SS2 puts forward four phases of delivery over the plan period:</u>

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MM02		• <u>Phase 1 – 2019/20 to 2023/24 (five years) – an average of 622 dwellings a year, or 3,110 dwellings in total;</u> • <u>Phase 2 – 2024/25 to 2028/29 (five years) – an average of 885 dwellings a year, or 4,425 dwellings in total;</u> • <u>Phase 3 – 2029/30 to 2033/34 (five years) – an average of 730 dwellings a year, or 3,650 dwellings in total; and</u> • <u>Phase 4 – 2034/35 to 2036/37 (three years) – an average of 700 dwellings a year, or 2,100 dwellings in total.</u> <u>This phased approach will deliver a minimum of 13,284 dwellings, an average of 738 homes a year over the 18 years of the Core Strategy Review plan period.</u> ... Approach to employment provision ... 4.48 As part of the <u>preparation of the</u> Core Strategy Review <u>Places and Policies Local Plan</u>, the Employment Land Review (ELR) (Lichfields, 2017) assessed the future requirements for office and industrial employment uses to 2026. The 2017 ELR considered three different scenarios for office and industrial uses (labour demand, past completion rates and labour supply).

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MM02		- For office uses, the labour demand and supply scenarios indicated that there is <u>was</u> a need to plan for approximately 19,000 sqm of office space. The past completion scenario suggestsed a declining requirement which reflectsed recent losses in office space as a consequence of changes to permitted development rights allowing the conversion of office space to residential use; and - For industrial uses, the labour demand and supply scenarios indicated that there is <u>was</u> no requirement for further industrial space. However, notwithstanding the long-term decline of industrial jobs in the district, recent development activity indicateded that there remaineded a requirement for some industrial floorspace at a relatively modest level (around 15,500 sqm based on the past completion scenario). 4.49 Regarding the existing supply, the ELR finds <u>found</u> that generally the district's employment sites showeded 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 <u>was</u> is meeting a need in the market. This includesed good occupancy at lower quality sites, with high demand at the lower end of the rental market. Overall, occupancy levels in the office market appeareded to be lower than the industrial market. 4.50 The ELR concludeded that, based on the current supply of employment space from planning permissions and allocated sites (some 50,825 sqm of office development and 97,745 sqm of industrial development), there is <u>was</u> a sufficient supply of space to meet the estimated office and industrial requirements under all scenarios to at least 2031.

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MM02		4.51 Nevertheless, the ELR also stresseded 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. There are <u>were</u> also some concerns 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 Places and Policies Local Plan policies E1 and E2 is necessary. The ELR particularly recommendeded the regular assessment of sites and the preparation of an employment land trajectory through the council's Authority Monitoring Report (AMR). ... 4.54 An updated Employment Land Needs Assessment (<u>ELNA</u>) has been completed (2018) to supplement the <u>conclusion and recommendations of the</u> 2017 ELR and Otterpool Park Employment Opportunities Study <u>and inform the preparation of the Core Strategy Review</u>. The update sets out district-wide growth projections and employment land requirements over the period to 2037 by drawing on the latest population projections and economic forecasts. It also provides estimates of employment land needs for the district and the garden town specifically, based on different assumptions about where growth and demand could come from.

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MM02		4.55 In terms of new jobs growth, the update forecasts a much lower level of job growth on an 'average per annum basis' than the 2017 study, albeit covering different periods of time and an end year of 2037. The latest forecasts imply growth of 237 jobs a year (between 2018 and 2037) compared with 445 jobs a year (between 2006 and 2026) in the 2017 ELR. Translated into net floorspace requirements, <u>baseline</u> jobs growth forecasts <u>district-wide</u> indicate a total demand for all 'B-class' employment uses <u>non-retail employment uses (e.g. falling within use class E, B2 and B8 and sui generis categories)</u> of 16,360 sqm net. <u>This figure is based on a requirement for 24,750 sqm of office floorspace, offset by an 8,390 sqm reduction in manufacturing and distribution floorspace.</u> <u>[New para.] Given that recent development activity has indicated that there remains a requirement for some industrial floorspace, the council intends to plan positively for manufacturing and distribution uses within the district. Therefore, the Core Strategy Review will seek to meet non-retail employment uses of 40,250 sqm based on the 24,750 sqm of office floorspace identified by the ELNA (2018) and 15,500 sqm industrial floorspace identified by the ELR (2017) through the implementation of Policies E1 and E2 of the Places and Policies Local Plan.</u> 4.56 As outlined in the Employment Opportunities Study, however, the creation of a new garden settlement offers a clear opportunity to plan for a higher level of employment growth to accommodate wider growth and inward investment opportunities that exist across the wider district, elsewhere in Kent and beyond. Adopting a labour supply scenario for the new settlement indicates that 4,770 new jobs should be planned for by

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MM02		need <u>this is broadly similar to the need</u> identified by the 2013 Core Strategy (although over a different time period). The need for convenience floorspace (everyday items, including food), and comparison floorspace (occasional and special items) <u>and food/beverage</u> is set out in Table 4.1 below. 4.60 Policy SS2 seeks to meet this <u>employment and retail</u> need over the plan period. Retail is, however, a highly volatile sector, as shown by the failures of many well-known high street names in recent years. The council will therefore review the retail capacity of the district every five years: future studies will be material considerations in determining planning applications and, if the studies indicate major changes in retail needs, they may trigger a partial review of policies within the plan. 4.61 The retail need will be met by developments within existing centres in the district, particularly Folkestone town centre (identified as a strategic town in the district settlement hierarchy), and in the new garden settlement.																			
		<table><tr><th rowspan="2">Floorspace (district-wide)</th><th colspan="4">Cumulative totals</th></tr><tr><th>2022</th><th>2027</th><th>2032</th><th>2037</th></tr><tr><td>Convenience goods</td><td>439 <u>1,100</u></td><td>1,784 <u>2,700</u></td><td>3,185 <u>4,600</u></td><td>4,620 <u>6,500</u></td></tr><tr><td>Comparison goods</td><td>4,578 <u>1,500</u></td><td>11,105 <u>6,900</u></td><td>18,570 <u>14,700</u></td><td>26,585 <u>23,300</u></td></tr></table>	Floorspace (district-wide)	Cumulative totals				2022	2027	2032	2037	Convenience goods	439 <u>1,100</u>	1,784 <u>2,700</u>	3,185 <u>4,600</u>	4,620 <u>6,500</u>	Comparison goods	4,578 <u>1,500</u>	11,105 <u>6,900</u>	18,570 <u>14,700</u>	26,585 <u>23,300</u>
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		<table><tr><td><u>Food/beverage</u></td><td><u>900</u></td><td><u>2,500</u></td><td><u>4,100</u></td><td><u>5,900</u></td></tr><tr><td>Totals</td><td>5,017 <u>3,500</u></td><td>12,889 <u>12,100</u></td><td>21,755 <u>23,400</u></td><td>31,205 <u>35,700</u></td></tr></table> Table 4.1: Folkestone & Hythe District Retail Floorspace Capacity (sqm gross)					<u>Food/beverage</u>	<u>900</u>	<u>2,500</u>	<u>4,100</u>	<u>5,900</u>	Totals	5,017 <u>3,500</u>	12,889 <u>12,100</u>	21,755 <u>23,400</u>	31,205 <u>35,700</u>
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MM02	Policy SS2: Housing and the Economy Growth Strategy	Policy SS2 Housing and the Economy Growth Strategy The core long-term requirement is to deliver 738 dwellings (Class C2/C3) a year on average from 2019/2020 to 2036/37, a total requirement of 13,285 <u>13,284</u> 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. <u>In order to meet the total housing requirement over the plan period, a stepped approach to housing delivery will be implemented encompassing four phases, as set out in Table 4.2; this acknowledges the significant change in the district’s housing requirement and the phased delivery of the new garden town.</u> 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).														
MM02		<table><tr><td><u>Use Development Types</u></td><td>Target amount of additional development 2019/20 – 2036/37</td><td>Delivery of plan period</td></tr></table>					<u>Use Development Types</u>	Target amount of additional development 2019/20 – 2036/37	Delivery of plan period							
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MM02		Housing (Classes C2/C3)	Minimum of 13,284 dwellings <u>delivered in four phases as set out in the right hand column.</u>	A requirement is set to deliver land for an average of 738 dwellings a year over the plan period (18 years). <u>This is to be delivered in four phases as follows:</u> • <u>2019/20 to 2023/24 – 622 dwellings a year</u> • <u>2024/25 to 2028/29 – 885 dwellings a year</u> • <u>2029/30 to 2033/34 – 730 dwellings a year</u> • <u>2034/35 to 2036/37 – 700 dwellings a year</u>
		Employment Uses (B Classes) <u>(offices, research and development, light industry, Class B2 and Class B8)</u>	• Approximately 8.1 ha strategic employment allocation at new garden settlement (36,760 sqm floorspace) • Employment sites in Places and Policies Local Plan policies E1 and E2	Targets to be monitored and employment / retail needs to be reviewed every five years. Any future studies will be a material planning consideration and may trigger a review of relevant plan policies.
		Goods Retailing (Class A1-A5, excluding A2 services) <u>(retail and</u>	Approximately 31,205 <u>35,700</u> sqm gross, comprising:	

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MM02		<u>food/beverage uses excluding financial and professional services)</u> 4,620 6,500 sqm convenience goods floorspace; <u>and</u> 26,585 23,300 sqm comparison floorspace; <u>and</u> <u>5,900 sqm food/beverage floorspace</u>	
		Table 4.2 Provisions to ensure the effective implementation of this policy are detailed in section 5.3.	
MM02	Supporting text: Paragraphs 4.62 – 4.64	4.62 SS2 primarily addresses Core Strategy Review aims under the following Strategic Needs: A, C and D. 4.63 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)
		Delivery through the allocated garden settlement over the plan period 2018/19 <u>2019/20</u> to 2036/37 ⁽¹⁾	5,925 <u>5,593</u>
		Delivery through the further expansion of Sellindge ⁽²⁾	488 <u>350</u>

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MM02		Delivery through allocated development sites (remaining Core Strategy Policies CSD8 and Places and Policies Local Plan allocations) without planning permission ⁽³⁾	4,703 <u>1,610</u>
		'Windfall' sites – allowance of 95 units per annum for 15 <u>13</u> years ⁽³⁾ ⁽⁴⁾	1,425 <u>1,235</u>
		Delivery (minimum) through extant planning permissions and sites under construction ⁽⁴⁾ ⁽⁵⁾	4,274 <u>4,619</u>
		Total 2019/2020 – 2036/37 (minimum)	13,515 <u>13,407</u>
		Table 4.3 How the housing minimum requirement will be delivered through the plan period (1) Core Strategy Review Policies SS6-SS9. (2) Core Strategy Review Policy CSD9. Remaining part of proposed allocation without planning permission <u>(second phase)</u>. <u>(3) 5 per cent deducted from Places and Policies allocations without full planning permission to take account of non-delivery (excludes Core Strategy Review Policy CSD8).</u> (3) <u>(4)</u> Windfall development accounts for the housing delivery arising from small and medium sites of one to nine dwellings. Evidence from the years 2012/13 to 2018/19 indicates an average of 97 dwellings from windfall development per annum. Early years have been discounted to avoid double counting with existing planning permissions. (4) <u>(5)</u> 5 per cent deducted from sites where construction has not started to take account of non-delivery <u>(excludes strategic allocations)</u>. 4.64 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 9 dwellings) and the strategic allocations in this plan. A cautious approach has been taken, with deductions	

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		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 a minimum 43,545 13,407 new homes will be delivered over the plan period, exceeding the requirement of 13,284 currently set by the Government's national formula for housing need.
MM03 MM03	Supporting text: Paragraph 4.78	4.3 Place Shaping and Sustainable Settlements Strategy ... 4.78 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) should a flooding event occur. A high priority will be placed on upgrading flood defence infrastructure (see SS5). <u>The sequential approach is to take into account all forms of flooding.</u>
MM03	Policy SS3: Place-Shaping and Sustainable Settlements Strategy	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

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MM03		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 <u>not</u> be <u>of a size, scale and nature that is disproportionate to the level of services which the settlement is capable of providing and should preserve the character of the settlement and maintain its status in the settlement hierarchy</u> 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. <u>b.</u> e. For development located within zones identified by the Environment Agency (<u>EA</u>) 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

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MM03		<u>where applicable, the</u> (if required) exception tests set out in national policy. It will utilise <u>utilising</u> the <u>current applicable</u> Strategic Flood Risk Assessment (SFRA) and provide further information. <u>A site-specific flood risk assessment may be required for other sources of flood risk as identified within EA surface water flood mapping.</u> 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; <u>and</u> iii) strategic-scale development proposals should be sequentially justified against district-wide site alternatives. <u>c.</u> 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. <u>d.</u> e. Proposals should be designed to contribute to local place-shaping and sustainable development by:

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MM03		i) <u>preserving and wherever possible</u> respecting and enhancing <u>statutory and non-statutory listed buildings, monuments and conservation areas and other</u> key historic features of conservation interest <u>and their setting</u>; and ii) <u>including</u> through appropriate sustainable construction measures, <u>measures to optimise</u> including water efficiency and <u>(in cases of new-build development), measures to optimise</u> a proportion of energy <u>usage</u> from renewable and low carbon sources on new build development.			
		e. 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).			
MM04	Table 4.5 Priority Centres of Activity Network				
		Location and Development Purpose	Urban Area	Romney Marsh Area	North Downs Area
		Major Employment Sites: To protect existing and provide further industrial (B-class and similar sui generis uses) premises <u>for light industrial, Class B2 and Class B8 type uses</u> suitable	Sites in Folkestone and Hythe	Site at New Romney, sites in Lydd	Site at Lympne, site at Hawkinge, sites within new garden settlement

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MM04		to the needs of the district's businesses and inward investors.			
		Town Centres: 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.	Folkestone (main town centre) and Hythe	New Romney	New garden settlement
		District Centres: To accommodate appropriate development to maintain their mix of uses and improve their vitality, viability and public realm.	Cheriton	Lydd	Hawkinge
		Local Centres: To protect crucial services and accommodate development that maintains their viability	Sandgate village, other neighbourhood parades	Dymchurch	Lyminge, Elham, Sellindge, sites within new garden settlement

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		for residents and visitors.			
		Table 4.5: Priority Centres of Activity Network			
MM04	Policy SS4: Priority Centres of Activity Strategy	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 and employment 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 non-retail employment 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 ‘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:			
MM04					

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MM04		<u>i)</u> 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 <u>ii)</u> 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 <u>where it accords with Policies SS1, SS3 and CSD3.</u> • 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). <u>c.</u> <u>Sustainable employment development proposals will be encouraged in appropriate locations in areas suffering longstanding deprivation where they increase employment opportunities in the area and contribute to local workforce up-skilling.</u> <u>d.</u> To deliver commercial regeneration objectives, mixed-use development on employment land may be acceptable in line with the above principles where appropriate new <u>non-retail employment</u> B-class premises are provided; <u>and</u> the proposals provide a net gain of suitable local job opportunities, and where it can also be demonstrated that a following

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		criterion is also satisfied <u>(subject to the satisfaction of</u> unless other site specific policies) apply: <u>i)</u> At appropriate older Major Employment Sites, it directly delivers a range of small new and replacement industrial premises more appropriate to local needs; or <u>ii)</u> 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 <u>they add to the</u> shown to be adding to the choice, vitality, tourist appeal and evening economy of Town Centres.
MM05	Policy SS5: District Infrastructure Planning	Policy SS5 District Infrastructure Planning <u>1.</u> 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. <u>2.</u> The Community Infrastructure Levy (CIL) has been introduced to ensure that, alongside

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MM05		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 requirements 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). 3. 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; <u>and</u> 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. <u>The travel demand of new development proposals will be considered and managed and tailored solutions will be developed to limit car use generated by new developments</u>. All major trip-generating uses will provide Travel Plans.

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		best use of new technologies, and will be designed to achieve a low carbon, low waste and highly water efficient development. <u>Given the location of the proposed new settlement and its relationship with the Kent Downs AONB, it is essential that the landscape-led proposals include appropriate structural landscaping in order to avoid or minimise adverse impacts on the AONB and views in and out of the AONB in accordance with policy SS7.</u> 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, <u>in accordance with the three-tier approval structure</u> and include a detailed phasing and delivery strategy.
MM06 MM06	Policy SS6: New Garden Settlement Development Requirements	(1) New Homes a. The settlement shall provide for a minimum of 5,925 <u>circa 5,600</u> new homes in a phased manner within this plan period (2019/20 to 2036/37) with potential for future growth to provide a total of 8,000-10,000 homes (subject to detailed masterplanning) within the site allocation area beyond the plan period <u>(subject to detailed masterplanning and an assessment of potential impacts on the Kent Downs AONB in line with Policy SS7);</u> b. The mix of tenure and size 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

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MM06		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 located in neighbourhoods in and around the <u>new</u> 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. <u>Other phases of development may come forward in tandem if they are well-connected to an existing rural centre or primary village with capacity to provide for the day-to-day needs of new residents, are in accordance with the masterplan for the garden town, maintain its quality and do not prejudice its overall delivery;</u> ... (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

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MM06		neutrality. <u>In small or single unit schemes the objective will be to achieve low carbon and high water efficiency</u>; and ... (3) Employment development a. The settlement shall provide approximately 36,770 36,760sqm net of employment floorspace (B-use classes <u>which may include office, research and development and light industrial uses within Class E, and uses falling within Class B2 and B8</u>) by 2037. Development beyond the plan period has the potential to provide for approximately 57,600 sqm of employment floorspace in total within the site allocation area. A different delivery rate or quantum of employment development will need to demonstrate that employment provision aligns with population growth to ensure that the town grows in a sustainable way following garden town principles. Other employment opportunities will be created by the retail and other town centre development set out in Policy SS7(2)(b) as well as community uses. 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; ...
MM07	Supporting text: Paragraphs 4.178 – 4.180	New Garden Settlement – Place Shaping Principles

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MM07		4.178 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. <u>Proposals must be accompanied by a comprehensive Landscape and Visual Impact Assessment prepared in accordance with the Landscape Institute's and Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition) or updates to this guidance.</u> 4.179 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. The Retail and Leisure Need Assessment 2018 Update indicates that the new garden settlement can support approximately 12,900 sqm (gross) <u>(June 2019 update) projections suggest the new town and local centres within the new</u>

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MM07		<u>Otterpool Park settlement could provide between 10,800 and 16,700 sqm gross</u> of retail (convenience and comparison) and food and beverage floorspace by 2037. Service uses (class A1 non-retail and class A2 financial and professional services) could increase this requirement to 15,500 sqm (gross) <u>the garden settlement overall floorspace projection to 13,000 to 20,000 sqm gross</u> by 2037. This will need to be carefully planned and phased, particularly any proposals above these indicative requirements, to avoid any detrimental impacts on nearby town centres (such as Folkestone, Hythe, New Romney, 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. <u>It is expected that the retail provision will be provided as part of the new town centre, which should be located at the heart of the garden settlement, within easy walking distance of the station. Other small-scale retail development would be expected to be provided at 'local centres' in neighbourhoods through the separate phases of the development. It is expected that the individual units provided for comparison retail will not exceed in the region of 500sqm, unless justified by a retail impact assessment, and that the majority of retail development will be provided as small local stores. Details of how the retail development is proposed to be phased across the development, to align with residential development, should be submitted with the application.</u> 4.180 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

Main Modification	Policy / Paragraph	Main Modification
MM07		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. [New para.] <u>In order to meet the demand for increased rail patronage on the high speed rail service from the increasing population of the garden settlement, and other development in the Folkestone & Hythe District and the rest of East Kent, there will be a need to engage with the relevant rail stakeholders including Network Rail, the rail franchise or concession operator, and the Department for Transport to encourage sufficient capacity to support the future population. Whilst the Council has limited direct control over this issue, it will work together with Ashford Borough Council, Kent County Council and other East Kent authorities to lobby the relevant stakeholders to increase the capacity on the high speed service, to ensure that the capacity exists to serve the additional demand created from the new development.</u>

Main Modification	Policy / Paragraph	Main Modification
MM07	Policy SS7: New Garden Settlement – Place-Shaping Principles	Policy SS7 New Garden Settlement – Place Shaping Principles (1) A landscape-led approach a. <u>The design and layout of the development shall be landscape-led and include within it structural landscaping in order to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. Where required to mitigate any such impacts arising from the development, structural planting shall be carried out at an appropriate stage in relation to each phase in order to optimize its effectiveness, and include the provision of new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme at a structural and local level.</u> 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. <u>The assessment should consider the proposal itself and any cumulative impacts arising from developments in the vicinity of the proposal;</u> 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
MM07		

Main Modification	Policy / Paragraph	Main Modification
MM07		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, habitat creation and community green space 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; <u>Enhancements may include improvements to ecological connections both within and outside the allocation boundary, their future management and community access, where appropriate. Proposals must demonstrate that there will be no impact on the Lympne Escarpment Site of Special Scientific Interest, unless exceptional circumstances can be demonstrated, in line with Places and Policies Local Plan Policy NE2;</u>

Main Modification	Policy / Paragraph	Main Modification
MM07		<u>iii. A pollinator network throughout the settlement with connection to the wider countryside, with the aim of providing all-year round support for pollinators, through the use of native species;</u> iii.<u>iv.</u> 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.<u>v.</u> 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.<u>vi.</u> 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.<u>vii.</u> Sustainable drainage systems (SuDS) to maximise landscape and biodiversity values and to prevent <u>avoid any increase in, and where possible reduce,</u> downstream flooding of the East Stour River, developed as part of an integrated water management solution; and

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MM07		vii.viii. A long-term security and management plan of the Green Infrastructure estate which ensures community involvement and custodianship. (2) A vibrant 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. The Retail and Leisure Need Assessment 2018 Update (June 2019 update) indicates that the new garden settlement can support approximately 3,150sqm up to 4,284sqm (gross) of convenience retail floorspace within the plan period to 2037. A range of other shopping floorspace (comparison retail) shall also be provided to create a vibrant town centre. The 2018 Update Retail and Leisure Need Assessment (June 2019 update) indicates that the new garden settlement can support approximately 7,300sqm up to 9,108sqm (gross) of comparison retail floorspace within the plan period. A mix of other town centre uses should be provided, including food and beverage space (approximately 2,450sqm gross) (up to 3,305sqm gross) and non-retail and financial and professional services (approximately 2,600 sqm gross 3,300sqm gross). An impact assessment shall be undertaken <u>The stated floorspace projections by use class type (baseline values) as drawn from the Retail and Leisure Need Assessment (June 2019 update) are to represent the upper limit of floorspace provision within the garden settlement across the plan period, so that it only meets the needs generated by the development itself. Should any phase of development propose a provision of floorspace that, when considered cumulatively to take account of the total floorspace provision across the garden settlement, would lead to the exceedance</u>

Main Modification	Policy / Paragraph	Main Modification
MM08		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, <u>and where possible to reduce,</u> 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; <u>c. All proposed development will have to satisfy the requirements of policy CSD5 (d). in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites;</u> e.d. For non-residential development, development shall achieve BREEAM '<u>excellent</u> Outstanding' standard including addressing maximum water efficiencies under the mandatory water credits; ...
MM09	Supporting text: New paragraphs	New Garden Settlement – Infrastructure, Delivery and Management <u>Delivery of critical and necessary infrastructure</u>

Main Modification	Policy / Paragraph	Main Modification
MM09	following existing paragraph 4.190	4.189 The creation of a 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. 4.190 The creation of a new settlement generates economies of scale that can be used to deliver critical <u>and necessary</u> 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. <u>[New para.] Policies for the new garden settlement are supported by the infrastructure delivery schedule set out in Appendix 5. This is intended to give adequate certainty to guide a development of this scale, given that it will be built out over several decades with some development beyond the plan period, while recognising that it is not possible to fix every element of the scheme before the development commences. Some elements of infrastructure provision will be affected by new technologies, for example, or wider changes in society such as</u>

Main Modification	Policy / Paragraph	Main Modification
MM09		<u>the ability to work from home, that cannot be predicted with certainty looking several decades ahead.</u> [New para.] <u>The National Planning Policy Framework recognises this issue: paragraph 72 states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development such as new settlements or significant extensions to existing towns and villages. However, the NPPF adds that the delivery of large-scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset (footnote 35). Anticipated rates of development and infrastructure requirements should, therefore, be kept under review and amended as policies are updated.</u> [New para.] <u>There will therefore need to be some flexibility regarding phasing and this will be kept under review through detailed monitoring. A three-tiered approach to approval and delivery has been agreed to allow for this, building on the national best practice for large scale developments. Each phase of development will be supported by a sequence of submissions to the local planning authority to provide a progressive layering of increasingly detailed information from the over-arching and site-wide strategy (Tier 1), through substantive key phases (Tier 2) to detailed reserved matters application for sub-phases within a specific phase and on individual development sites (Tier 3). The precise extent, components and location of each key phase must be agreed with the local planning authority as delivery of the scheme progresses. Reserved matters applications can only be submitted for approval for any part of the site where the relevant key phase has been defined and all of the key phase framework</u>

Main Modification	Policy / Paragraph	Main Modification
MM09		<u>documents have been approved. Limited exceptions may be allowed where necessary to provide critical or enabling infrastructure.</u> <u>Waste-water infrastructure</u> [New para.] <u>Southern Water has indicated that there is some, but limited, capacity within the existing system, which could accommodate the very early phase of development. However there is a need to develop a more holistic solution for the phasing and development of wastewater infrastructure.</u> [New para.] <u>In this regard there are currently three potential options for the provision of waste water infrastructure to support the needs of the development. The off-site option (upgrading Sellindge WWTW, option 1) and on-site option (on-site WWTW, option 2) are both viable options and these should be developed further to establish a preferred solution. Southern Water has confirmed that a second off-site option, to connect via Range Road Pumping Station, Hythe to the West Hythe Wastewater Treatment Works located approximately 7km to the south-east of the garden settlement, is not viable and should not be taken further. To ensure that there will be no negative impacts upon the surrounding communities, water quality or flood risk as a result of the development, including upon the neighbouring authority of Ashford Borough, the provision of wastewater infrastructure will be controlled through appropriate trigger point(s) relating to the occupation of development, to reflect the required timing of the wastewater infrastructure, and secured through the Section 106 agreement.</u>

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MM09		<u>Proposals for wastewater treatment should meet the requirements of Policy CSD5 regarding nutrient neutrality.</u> <u>‘Monitor and manage’ approach to highways infrastructure – Strategic Road Network</u> [New para.] <u>A traffic monitoring and management strategy is to be prepared by the applicant(s) for development within the site allocation for the new garden settlement for submission to (and consideration by) the local planning authority in consultation with Highways England, taking account of wider transport changes that may come forward throughout the plan period and reflecting traffic levels at the point of delivery.</u> [New para] <u>The purpose of the strategy is to:</u> • <u>Enable the benefits of the anticipated modal shift to determine the requirement for, and most appropriate form of, highway mitigation; and</u> • <u>Ensure that there is an appropriate safeguard in place to monitor whether the distribution and volume of traffic generated by occupied development is as predicted by modelling work carried out to inform the position agreed by Highways England and the district council in the signed Statement of Common Ground dated June 2021 (or updates to this statement).</u> <u>In this manner, any mitigation scheme is subject to a ‘monitor and manage’ approach to implementation.</u>

Main Modification	Policy / Paragraph	Main Modification
MM09		[New para.] <u>Traffic volumes are to be monitored throughout the plan period to inform when, or if, the mitigation to be implemented in relation to the Strategic Road Network, and specifically M20 Junction 11, M20 Junction 12 to 13 proposals and the Alkham Valley interchange (A20/A260) is required.</u> [New para.] <u>The schemes of mitigation agreed with Highways England to appropriately mitigate planned growth to 2037 represents a ‘worst-case’ scenario, and it is entirely possible that, under the monitor and manage framework, the mitigation that is required will be the subject of refinement and revision. In addition, the timing as to when a specific scheme of highway mitigation is required relative to housing completions at the new garden settlement could be subject to change. The mitigation solutions will be kept under review, through the monitor and manage approach, on the basis that the transport modelling that supports the Core Strategy Review has demonstrated that the majority of interventions to the Strategic Road Network will not be required until towards the end of the plan period, or beyond.</u> [New para.] <u>The approach is appropriately robust to provide certainty about what transport infrastructure is needed, and by when, to ensure that development does not proceed until the impacts are understood and accounted for.</u> <u>‘Monitor and manage’ approach to highways infrastructure – Local Road Network</u> [New para.] <u>The traffic monitoring and management strategy will also consider the local road network, as a means of controlling off-site traffic movements such that they do not bring about unacceptable impacts on nearby communities. A key</u>

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MM09		<u>requirement of the monitoring strategy, therefore, is that it will need to include actions for intervention should the monitoring show that traffic levels from the new garden settlement exceed what was predicted from the transport modelling and shown in the Transport Assessment.</u> [New para.] <u>If the need for intervention is triggered, it will be contingent on the associated developer(s) to implement traffic calming and other sustainable transport measures as a means to encourage modal shift and act as a deterrent to seek to reduce traffic to the distribution shown within the modelling.</u> [New para.] <u>The legal agreement will need to secure a sustainable transport funding agreement with the applicant for sustainable transport and off-site traffic calming measures, subject to the appropriate legislative tests relating to planning obligations, which can be drawn down in the event that such measures are required to be implemented. The applicant will need to provide costed examples of the type of traffic calming or other sustainable transport measures that could be implemented as part of a monitoring strategy from which the secured capital sum is to be calculated. Where impacts relate to the road network outside Folkestone & Hythe district, consultation shall take place with the relevant local authority on the proposals.</u> [New para.] <u>Policy SS9 requires that highways mitigation measures are provided through planning obligations. Section 278 is part of the Highways Act 1980 that enables a highway authority to enter into an agreement with a third party to deliver improvements on the existing public highway. Works on the local highway network will require an agreement between the developer and Kent</u>

Main Modification	Policy / Paragraph	Main Modification
MM09		ii) <u>The relevant infrastructure will be provided in advance of the proposed development; or</u> iii) <u>Alternative provision can be secured and agreed with the relevant provider and the local planning authority to meet the relevant requirement.</u> <u>Proposals will be required to accord with the three-tier approval structure. Proposals which would deliver unsustainable, disconnected and isolated development will be refused.</u> c. <u>A traffic monitoring and management strategy shall be submitted for approval by the local planning authority in consultation with the local highway authority, Highways England and other relevant authorities in relation to traffic movement and impact on the surrounding road network;</u> d. <u>Proposals will be required to demonstrate that necessary highways capacity is available for each quantum of development, taking into account cumulative development of the garden settlement, set within the monitor and manage framework relating to both the Strategic Road Network and Local Highways Network;</u> e. <u>Traffic volumes shall be monitored through the plan period to inform when, or if, mitigation shall be required and implemented in relation to the Strategic Road Network, and specifically M20 Junction 11, M20 Junction 12 to Junction 13 and the Alkham Valley Interchange (A20/A260). Mitigation will be delivered in accordance with schemes approved by Highways England and the relevant local highway authority, and the mitigation frameworks for the Strategic and Local</u>

Main Modification	Policy / Paragraph	Main Modification
MM09		<u>Highway Networks set out in Appendix 5, as appropriate in order to achieve net zero harm in terms of highway capacity and highway safety;</u> <u>f. Development proposals will be required to be supported by planning obligations that provide for the payment of proportionate contributions towards the carrying out and/or implementation of strategic and other necessary highway mitigation works and improvements, or by direct delivery of the works and improvements, where monitoring identifies the need for such works at any stage during the lifetime of the development and which cannot otherwise be managed. Where necessary and appropriate, the occupation of the development shall be regulated by reference to the completion of any such works;</u> <u>g. Where highway improvements are required to other junctions or links outside the Folkestone & Hythe District, consultation shall take place with the relevant local authority prior to the proposals being agreed;</u> <u>h. A degree of overlap between one phase and another one may be acceptable, providing it can be demonstrated that this</u> 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; <u>e.i.</u> The nearby communities of Lympne, 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

Main Modification	Policy / Paragraph	Main Modification
		communities then this shall be decided through local consultation as part of the masterplanning process; and d.i. Infrastructure provision will be secured and/or funded through Section 106 and Section 278 legal agreements, <u>or secured by conditions,</u> to ensure it is delivered at the appropriate phase of the development <u>in accordance with Policy SS5, paragraph 4.</u> (2) A smart town ... d. Ducting for the fibre-optic and other cabling, energy and other service infrastructure shall be provided in multi-service corridors outside the public highway <u>(where this is defined to be trafficked surface, i.e. not inclusive of pavement)</u> that are easily accessible to statutory undertakers to avoid unnecessary highway works and surface repairs. ...
MM10	Policy SS10: Spatial Strategy for Folkestone Seafront	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 (<u>within</u> class <u>E</u> B4) and other community and leisure (C1, D1, D2 and sui generis) uses: together with beach sports and sea sports facilities and with associated and improved on-<u>site</u> and off-site community and physical infrastructure.

Main Modification	Policy / Paragraph	Main Modification
		Planning permission will only be granted where: h. Development delivers 22% 300 affordable housing dwellings for central Folkestone, subject to viability (or if total residential quantum is less than 1,000 units, a 30 per cent contribution). i. Residential buildings achieve a minimum water efficiency of 110 90 litres per/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.

Main Modification	Policy / Paragraph	Main Modification
MM11	Green box before paragraph 4.207	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, <u>totalling 1,200 homes</u>. Development <u>started on site in 2016 and 233 homes had been completed by the start of the Core Strategy Review plan period in 2019/20</u>, is progressing on site, with subsequent Reserved Matters approval in place for phases 1D and 2B of the development. <u>Construction is continuing on site and, with further reserved matters applications being approved, around three quarters of the strategic site is now complete, under construction or has detailed planning permission awaiting start on site. A further 967 homes are expected to be completed by the end of the plan period in 2036/37, completing the development of the strategic site.</u> Policy SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone is retained from the 2013 Core Strategy to guide the remaining phases of development.
MM11	Policy SS11: Spatial Strategy for Shorncliffe Garrison, Folkestone	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 <u>dwellings</u> by 2031) and an improved military establishment, together with a hub of new community facilities, associated enhancements to sports and green infrastructure, and on-<u>site</u> and off-site travel infrastructure upgrades. Planning permission will also only be granted where:

Main Modification	Policy / Paragraph	Main Modification
MM11		... i. Development delivers 360 22% 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 110 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. ...
MM12	Policy CSD1: Balanced Neighbourhoods	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 <u>including rent to buy and shared ownership</u>), where practicable and subject to viability as follows:

Main Modification	Policy / Paragraph	Main Modification
MM12		• Development proposing (or land capable of accommodating) 6 to 10 dwellings (net gain) within the Kent Downs Area of Outstanding Natural Beauty should provide financial contributions towards the provision of affordable housing equivalent to 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 <u>of the affordable housing to be provided shall be</u> affordable <u>housing for</u> 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. <u>Where a site-specific viability assessment is provided with an individual planning application and it can be demonstrated to the reasonable satisfaction of the Council that the proposed development would not be viable with the full affordable housing requirement, the Council will give consideration to allowing an appropriate level of relaxation of the requirements.</u>

Main Modification	Policy / Paragraph	Main Modification
MM12		Affordable housing developments will be allowed at sustainable rural settlements as an exception to policies of rural development restraint where it <u>can be</u> has been demonstrated that there is a requirement in terms of local need and <u>the proposed site is suitable for this purpose.</u> a suitable site. Provision of affordable housing within individual sites and settlements should <u>so far as possible be dispersed</u> not be concentrated in one location, and must be designed to integrate in <u>terms of</u> function and appearance with <u>the market housing.</u> private housing and existing properties.
MM12	Supporting text: Paragraph 5.8	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.
MM13	Policy CSD2: District Residential Needs	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 requirement 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

Main Modification	Policy / Paragraph	Main Modification												
MM13		Market Assessment (SHMA) will be used as a starting point for determining the mix of tenures; and - A range of size of new dwellings should be provided. As a starting point, this range should reflect the mix identified in the SHMA as follows: <table><tr><th>Tenure</th><th>One bed (per cent)</th><th>Two to three bed (per cent)</th><th>Four bed + (per cent)</th></tr><tr><td>Owner-occupied / private rent</td><td>5 – 20</td><td>65 - 70</td><td>15 - 30</td></tr><tr><td>Affordable tenures (shared ownership / affordable rent / social rent <u>as defined in the National Planning Policy Framework</u>)</td><td>20 – 25</td><td>50 – 60</td><td>20 - 25</td></tr></table> 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 <u>for, or supervision of, elderly or other individuals in need of supervised care</u> will be permitted in line with the above and where: - It does not lead to an over-concentration of socially vulnerable people in a <u>any</u> neighbourhood, and	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 <u>as defined in the National Planning Policy Framework</u>)	20 – 25	50 – 60	20 - 25
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 <u>as defined in the National Planning Policy Framework</u>)	20 – 25	50 – 60	20 - 25											

Main Modification	Policy / Paragraph	Main Modification
MM13		b. It makes a suitable contribution as necessary to the community and sustainable transport infrastructure needs associated with residents, and c. It is shown to be designed to provide <u>facilitate the provision of</u> 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.
MM14	Policy CSD3: Rural and Tourism Development	Policy CSD3 Rural and Tourism Development Proposals for new development in locations outside <u>the settlements identified in</u> the settlement hierarchy may only be allowed if a rural or coastal location is essential, and <u>or</u> to <u>protect or enhance</u> meet green infrastructure <u>assets in line with Policy CSD4</u> requirements. Development in these locations will only be acceptable in principle if forming a site for: a. a<u>A</u>ffordable housing (rural exceptions in accordance with CSD1, or allocated sites); <u>b. Accommodation to provide for an essential need for a rural worker (including a person who is in majority control of a farm business) to live permanently at or near their place of work in the countryside;</u> b.c. <u>a</u>Agriculture, forestry or equine development; e-d. <u>s</u>Sustainable rural diversification, and tourism enterprises as set out below;

Main Modification	Policy / Paragraph	Main Modification
MM14		d.e. <u>Local</u> public or essential services and community facilities in line with policies SS3/4; e.f. <u>Replacement</u> buildings (on a like-for-like basis) <u>and the subdivision of existing residential dwellings;</u> <u>g. The re-use of a redundant or disused building and the enhancement of its immediate setting;</u> f.h. <u>Building</u> conversions of buildings that contribute to the character of their location; g.i. <u>Sustainable</u> rural transport improvements; h.j. <u>Essential</u> flood defences or strategic coastal recreation-; <u>or</u> <u>k. Development that makes optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset.</u> To underpin <u>maintain</u> the sustainable development <u>sustainability of rural communities</u> of the countryside, the loss of <u>community</u> facilities <u>(including local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship)</u> in the centre of any village will be resisted unless appropriately demonstrated to be unviable <u>in line with Places and Policies Local Plan Policy C2.</u> 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

Main Modification	Policy / Paragraph	Main Modification
MM14		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 <u>the</u> green infrastructure (GI) and coastal and water environmental principles <u>set out in Policies CSD4 and CSD5.</u>
MM14	Supporting text: Paragraphs 5.32 and 5.33	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. [New paragraph break] <u>5.33</u> 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. <u>In applying Policy CSD3 the council will have regard to the National Planning Policy Framework which states that planning policies should enable “the retention and development of accessible local services and community facilities, such as local shops, meeting places,</u>

Main Modification	Policy / Paragraph	Main Modification
MM14		<u>sports venues, open space, cultural buildings, public houses and places of worship.”</u>
MM15	Supporting text: Green Infrastructure of Natural Networks, Open Spaces and Recreation Green box before paragraph 5.34	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); <u>Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS) (2017)</u>
MM15	Supporting text: Paragraph 5.42	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, <u>including Rother District Council,</u> the council is developing <u>has developed</u> a s<u>Sustainable a</u><u>Access and Recreation Management s</u><u>Strategy (SARMS)</u> for the area. <u>This includes</u> —which may include proposals to support sustainable visiting 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, <u>the Dungeness National Nature Reserve partner</u>

Main Modification	Policy / Paragraph	Main Modification
MM15		<u>group</u> or a similar grouping would appear to offer a good vehicle to achieve such a strategy.
MM15	Policy CSD4: Green Infrastructure of Natural Networks, Open Spaces and Recreation	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 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. <u>1. The council will require development proposals over their lifetime:</u> <u>i. To provide net gains in biodiversity at least to comply with statutory and/or national policy requirements (assuming no residual loss);</u> <u>ii. To demonstrate that they protect and enhance valued landscapes, sites of biodiversity or geological value and soils, commensurate to their status and quality;</u> <u>iii. So far as possible, to deliver improvements in green infrastructure (GI) assets in the district and ensure positive management of areas of high landscape quality or high coastal/recreational potential identified in the Green Infrastructure Report (2011) (or any updates to this report).</u>

Main Modification	Policy / Paragraph	Main Modification
MM15		2. 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. <u>i.</u> 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. <u>ii.</u> 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. <u>iii.</u> Appropriate and proportionate protection will be given to habitats that support higher-level designations and sub-national and locally designated wildlife/geological sites, <u>to include Local Wildlife Sites (LWS)</u>, (including Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest).; e. <u>iv.</u> Planning decisions will have close regard to the need for conservation and enhancement of <u>landscape and scenic beauty</u> natural beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting, <u>which will be given the highest status of protection in relation to these issues.</u> which will take priority over other planning considerations. <u>Development within the setting of the AONB should be sensitively located and avoid or minimise adverse impacts</u>

Main Modification	Policy / Paragraph	Main Modification
MM15		<u>on the AONB.</u> 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-; <u>and</u> <u>v. Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement plans, in order to follow and apply the mitigation hierarchy, as appropriate.</u> <u>3.</u> 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: <u>i.</u> Adapting to and managing climate change effects-; <u>ii.</u> 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 <u>and Recreation Management</u> 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-; <u>iii.</u> 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)-; <u>and</u> <u>iv.</u> Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in

Main Modification	Policy / Paragraph	Main Modification
MM15		Figure 5.2 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements.
MM16	Supporting text: New paragraphs following paragraph 5.48	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 Habitats Regulations Assessment and elsewhere. [New para.] <u>In coastal areas local planning authorities are required by National Planning Policy Framework paragraph 170 to take account of the UK Marine Policy Statement and marine plans in planning for coastal areas. The district council has worked with the Marine Management Organisation (MMO) in developing this Core Strategy Review and will liaise with the MMO in assessing development proposals that could affect marine interests.</u> [New para.] <u>Developers putting forward proposals in the coastal area of the district should have regard to the Marine Policy Statement, the South Inshore and Offshore Marine Plan (Department for Environment, Food and Rural Affairs, July 2018) and the district’s Places and Policies Local Plan, particularly policies NE8: Integrated Coastal Zone Management and NE9: Development Around the Coast.</u>

Main Modification	Policy / Paragraph	Main Modification
MM16	Supporting text: Green box 'Appropriate Assessment Key Findings: Dungeness' before paragraph 5.51	Appropriate Assessment Key Findings: Dungeness ... The Sustainable Access <u>and Recreation Management</u> Strategy for Dungeness (2017) will <u>be used to</u> 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).
MM16	Supporting text: Paragraphs 5.65 and 5.66 Water and Coastal Environmental Management	5.65 <u>All new homes already have to meet the mandatory national standard for water usage set out in Building Regulations of 125 litres per person per day. As set out in national Planning Practice Guidance, where there is a clear local need, local planning authorities can set out local plan policies requiring new dwellings to meet tighter standards set out in Building Regulations of 110 litres per person per day.</u> Most of the district's recent residential planning permissions have required Code for Sustainable Homes standards, predominately at what was level 3. This level (and Code level 4) required design features to enable a maximum consumption of 105 litres 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

Main Modification	Policy / Paragraph	Main Modification
MM16		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 <u>Given the area's Water Scarcity Status,</u> tThe council requires that all new <u>homes development</u> meets the new optional standard <u>of water use of 110 litres per person per day.</u> 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 <u>Excellent</u>' standard, <u>with the aspiration to reach 'Outstanding' where meeting this standard would be feasible and viable.</u>
MM16	Policy CSD5: Water and Coastal Environmental Management	Policy CSD5 Water and Coastal Environmental Management ... Development will be permitted where the following criteria are met: ...

Main Modification	Policy / Paragraph	Main Modification
MM16		b. For non-residential development, the development achieves BREEAM '<u>excellent outstanding</u>' 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, <u>in relation to greenfield development</u>, peak rate of surface water runoff from the site is not increased above the existing <u>greenfield</u> surface water runoff rate, incorporating appropriate sustainable drainage systems (SuDS) <u>where feasible</u> 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; <u>and</u> d. <u>Development which could have an impact on water quality in the Stodmarsh European-designated sites through increased nutrient levels from wastewater discharges will be required to provide evidence of nutrient impacts through a nutrient budget approach at the point of submission of the planning application. This requirement will apply to development within the Stour Operational Catchment, or within the catchment areas of Wastewater Treatment Works discharging into the Stour Operational Catchment, as identified on the Policies Map. Planning permission will only be granted if:</u> i. <u>The applicant can demonstrate, subject to meeting the tests of the Habitat Regulations, that the development would not have a significant effect on the</u>

Main Modification	Policy / Paragraph	Main Modification
		<u>Stodmarsh European sites either alone or in combination with other plans and projects; and</u> ii. <u>The applicant can demonstrate that the development will provide all requisite mitigation measures to avoid any likely significant effect on the Stodmarsh European sites as may be necessary through a Design and Implementation Plan. The Design and Implementation Plan will set out the proposed nutrient neutrality mitigation measures, how the measures will be implemented and how they will be secured for the lifetime of the development. This plan will be required to be submitted to and approved by the Council before planning permission can be granted. The mitigation measures in the Design and Implementation Plan shall be secured by planning condition or planning obligation as appropriate.</u>
MM16	Supporting text: Paragraphs 5.72 – 5.73 and new paragraphs following Water and Coastal Environmental Management	5.72 Most of the district's water supply comes from groundwater sources. Water resources must be maintained, <u>and proposed developments must not have a negative impact on public water supplies or their associated Source Protection Zones</u> 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.

Main Modification	Policy / Paragraph	Main Modification
MM16		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. <u>Nutrient Neutrality</u> [New para.] <u>New development in the North Downs area of the district has the potential to increase nutrient flows into the River Stour, flowing into the Stodmarsh system of European designated sites (Special Area of Conservation, Special Protection Area and Ramsar site), north east of Canterbury. Damage to the water quality of these sites (eutrophication) has been caused by high nutrient levels, particularly phosphorus but also nitrogen. The likely extent of the affected catchments within the administrative boundary of the Folkestone and Hythe district, and within identified Wastewater Treatment Works discharging into this catchment, is shown in Figure 5.4 and on the Policies Map.</u> [New para.] <u>The council will work with Natural England to assess the likely impacts of development proposals, in line with the Conservation of Habitats and Species Regulations 2017. In assessing proposals, the council will have regard to Natural England’s ‘Advice on Nutrient Neutrality for New Development in the Stour Catchment in Relation to Stodmarsh Designated Sites’ (November 2020, or subsequent updates) and applicants should follow this advice in developing their proposals.</u>

Main Modification	Policy / Paragraph	Main Modification
MM16		[New para.] <u>In implementing Policy CSD5 d. the council will have regard to Natural England's Advice Note which sets out a four-stage methodology which involves calculating:</u> • <u>The total nutrients that would be discharged into the catchment (Stage 1);</u> • <u>Existing nutrient discharges from the current land use without the proposed development (Stage 2);</u> • <u>Nutrient discharges from the future land use(s) proposed for the development (Stage 3); and</u> • <u>The change in total nutrients as a result of the proposed development (Stage 4).</u> <u>If this methodology identifies that additional nutrients will be generated, then mitigation will be required.</u> [New para.] <u>In assessing which types of development are likely to generate additional nutrient discharge, the Advice Note states that (paragraphs 4.9-4.12):</u> • <u>All types of development that would result in a net increase in population served by a wastewater system, including new homes, student accommodation, tourist attractions and tourist accommodation will have inevitable wastewater implications;</u>

Main Modification	Policy / Paragraph	Main Modification
MM16		• <u>Commercial development not involving overnight accommodation is not likely to have wastewater implications, as it is assumed that anyone working in, or making use of, the commercial development also lives in the catchment, and therefore wastewater generated by that person can be calculated using the population increase from new homes and other accommodation. This removes the potential for double-counting of wastewater arising from different planning uses;</u> • <u>Tourist attractions and tourist accommodation are likely to attract people into the catchment and therefore generate additional wastewater and consequential nutrient loading on the Stodmarsh designated sites. This includes self-service and serviced tourist accommodation such as hotels, guest houses, bed and breakfast and self-catering holiday chalets and static caravan sites. Other developments, such conference facilities, would need to be considered on their merits; and</u> • <u>There may be other types of development, such as waste management facilities or road schemes, which could result in the discharge of additional nitrogen and/or phosphorus into the catchment.</u> [New para.] <u>Natural England's Advice Note adds that, where a development is outside the Stour Operational Catchment but discharges into a wastewater treatment works covered by the guidance, then the total quantity of nutrients will still need to be calculated, in line with Stage 1 of the methodology. The net change in the total nitrogen and phosphorus load that will result from the development will then need to be calculated, following Stage 4 of the methodology, and, where appropriate, mitigation will need to be provided (paragraph 4.7 of the Advice</u>

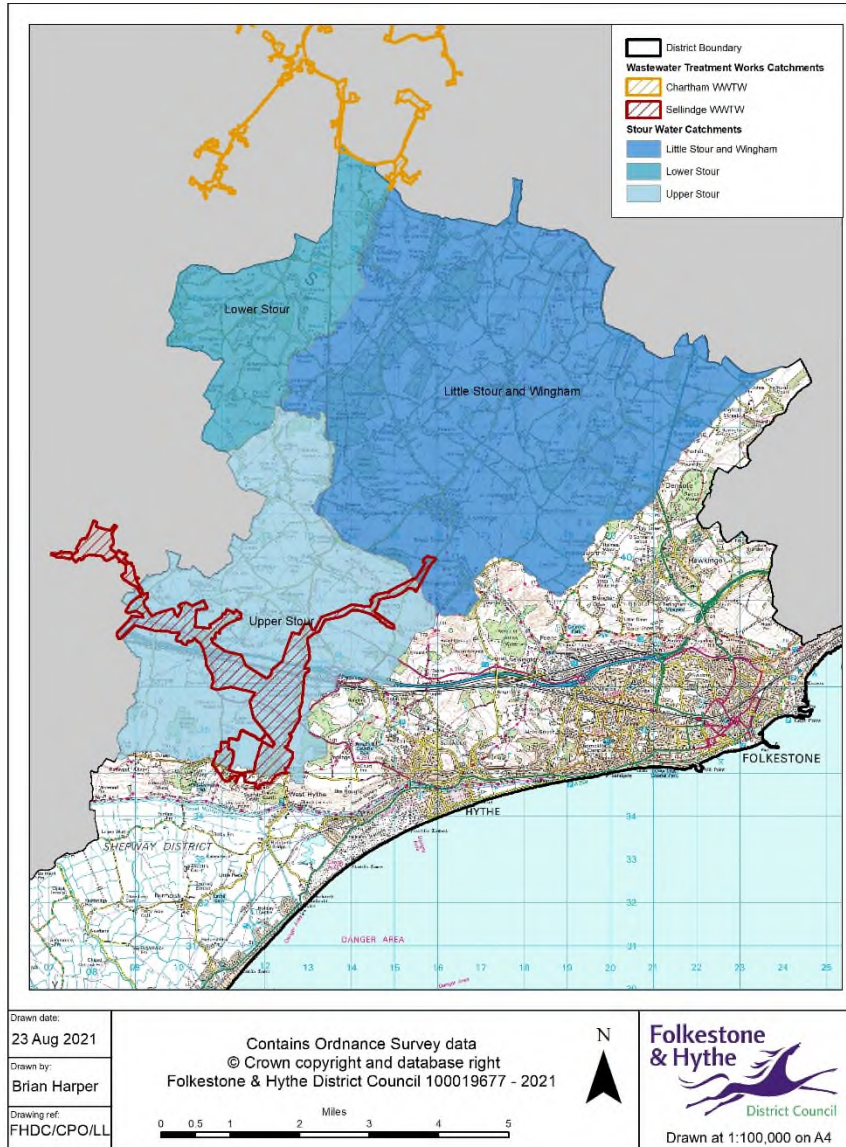
Main Modification	Policy / Paragraph	Main Modification
MM16		<u>Note). The identified wastewater treatment works are listed in Table A1.2 of the Advice Note; within Folkestone & Hythe district these are:</u> • <u>Chartham Wastewater Treatment Works – covering a very small area to the north of the district, north of Stelling Minnis; and</u> • <u>Sellindge Wastewater Treatment Works – covering an area around Sellindge and southwards to Lympe.</u> <u>In identifying which developments within the district, outside the Stour Operational Catchment, are affected, the council will have regard to the wastewater treatment works catchment areas shown on the Policies Map and Figure 5.4. As Figure 5.4 shows, the area covered by the catchments of the Chartham and Sellindge wastewater treatment works not already covered by the Stour Operational Catchment is extremely limited in extent.</u> [New para.] <u>Developers will need to demonstrate, either that their proposals will not have a significant effect on the Stodmarsh sites, or that mitigation measures can be delivered on-site, or secured off-site, to avoid any impact. Under the Conservation of Habitats and Species Regulations (2017 as amended) there are significant responsibilities conferred on the council as a ‘competent authority’, most importantly that the council only approves plans or projects (including planning applications) if there is no likelihood of a significant effect on any European-designated nature conservation site.</u>

Main Modification	Policy / Paragraph	Main Modification
MM16		[New para.] <u>In order to assess whether a planning application would lead to a ‘likely significant effect’ a Habitats Regulations Assessment (HRA), generally including an Appropriate Assessment (AA), needs to be carried out.</u> [New para.] <u>A potential effect would be considered ‘likely’ if it cannot be ruled out, based on available information. When moving to the Appropriate Assessment stage, an established principle is that the AA must use the ‘precautionary principle’. A planning application may only be granted if the competent authority (the district council) has made certain that there would be no adverse effect on the integrity of the site and where no reasonable scientific doubt remains. It must be shown that there would be no likelihood of a significant effect for the council to lawfully grant planning permission.</u> [New para.] <u>To meet its obligations under the Habitats Regulations, Policy CSD5: Water and Coastal Environmental Management requires applicants of proposals within the identified catchment areas to provide evidence of the nutrient impacts of their schemes through a nutrient budget approach, using the methodology set out in Natural England’s Advice Note.</u> [New para.] <u>Developers are encouraged to enter into pre-application discussions with Natural England and the district council before submitting their proposals. On submission, the applicant will be required to provide a nutrient budget calculation to determine whether mitigation is required.</u>

Main Modification	Policy / Paragraph	Main Modification
MM16		[New para.] <u>This approach applies to applicants for full and outline planning permissions for the applicable uses listed in the Advice Note and summarised above.</u> [New para.] <u>Applicants for full planning permission or reserved matters will be required to submit a nutrient budget with their application. Where the nutrient budget calculation identifies that additional nutrients will be discharged into the affected catchments, the applicant will also be required to submit a Design and Implementation Plan, setting out proposed nutrient neutrality mitigation measures, how these measures will be implemented and how they will be secured for the lifetime of the development; this plan will need to be submitted to and approved by the Council before planning permission can be granted.</u> [New para.] <u>Mitigation measures are likely to be delivered on-site and Natural England's Advice Note provides examples of these measures. There may be opportunities for developers to put forward off-site mitigation measures; in these circumstances it will need to be established that there is a clear scientific link between the proposed development and the mitigation and that the mitigation package ensures that the proposed development will be nutrient neutral.</u> [New para.] <u>Applicants for outline planning permission will be required to submit a nutrient budget with their application. Where the nutrient budget calculation identifies that additional nutrients will be discharged into the affected catchments, the applicant will also be required to submit an outline Design and Implementation Plan, setting out, in broad terms, proposed nutrient neutrality mitigation measures, how these measures will be implemented and how they will</u>

Main Modification	Policy / Paragraph	Main Modification
MM16		<u>be secured for the lifetime of the development, before planning permission can be granted. Although some details may not be available at outline planning application stage, the council will need sufficient information to be confident that there would be no adverse effect on the integrity of the Stodmarsh sites with no reasonable scientific doubt remaining, to meet its duties under the Habitats Regulations.</u> [New para.] <u>Where sufficient supporting information has been provided, the planning application can then be validated. The development management case officer will carry out a Habitats Regulations Assessment, incorporating where necessary an Appropriate Assessment, and consult on the HRA and AA with Natural England and other organisations as appropriate. Natural England must be consulted on the findings of an HRA and the council has a duty to consider Natural England's response in reaching its decision.</u> [New para.] <u>Where planning permission is granted, the council will need to ensure that any mitigation is secured for the lifetime of the development; the council will secure the mitigation by condition or planning obligation as appropriate.</u>
MM16	New Figure 5.4 to show extent of Stour Operational Catchments and	<u>Figure 5.4: Stour Operational Catchments and Chartham and Sellindge Wastewater Treatment Works Catchments</u>

Chartham and Sellindge Wastewater Treatment Works Catchments



Main Modification	Policy / Paragraph	Main Modification
MM16	Supporting text: New sub-heading before paragraph 5.74	<u>Coastal management</u> 5.74 Coastal areas face issues of specific economic development pressures and opportunities, and risks from changing physical conditions. 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.
MM17	Policy CSD7: Hythe Strategy	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 <u>All new development, including that on the former Nickolls Quarry site (identified in Figure 5.5)</u> 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.
MM17	Paragraph 5.107	5.107 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, <u>at the former Nickolls Quarry,</u> where <u>which has planning permission for</u> a mixed-use development is underway

Main Modification	Policy / Paragraph	Main Modification
MM17		including 1,050 dwellings, employment and a new halt on the light railway, at the former Nickolls Quarry. <u>Construction is underway with 124 dwellings completed prior to the start of the Core Strategy Review plan period in 2019/20. The remaining 926 homes are anticipated to be completed by the end of the plan period.</u> There is also the potential for significant green infrastructure facilities, including water-based recreation.
MM18	Policy CSD8: New Romney Strategy	Policy CSD8 New Romney Strategy ... 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 <u>22%</u> 30% affordable housing, subject to viability. ...

Main Modification	Policy / Paragraph	Main Modification
MM19	Supporting text: Paragraphs 5.156 and 5.157 Sellindge	5.156 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 1.5 forms of entry (2 1.5 FE). 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. 5.157 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 the development proposal and policy formation process. <u>Any further improvements to the A20 or other roads should consider the findings of the Sellindge Rural Masterplan and applicants are encouraged to discuss their proposals with the Parish Council and highways authority at an early stage.</u> 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. <u>Improvements to the Public Rights of Way (PROW) network adjacent to, or crossing, the broad locations will also be sought to improve connectivity. The key PROW are HE273, HE271A, HE274, HE310 and HE301.</u>
MM19	Supporting text: Paragraph 5.159	5.159 There are a number of listed buildings within Sellindge such as Rhodes House and Little Rhodes and buildings of local interest such as Grove House and Potten Farm,

Main Modification	Policy / Paragraph	Main Modification
MM19		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 Down AONB. <u>The broad location to the west may contain a protected crash site and an area of medieval archaeology, and evaluation and mitigation of archaeological remains will need to be undertaken in accordance with a specification and programme of work submitted and approved by the council in advance of development commencing, as set out in Places and Policies Local Plan HE2.</u>
MM19	Policy CSD9: Sellindge Strategy	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 <u>circa</u> 600 dwellings. <u>The first phase has planning permission for approximately 250 dwellings. The second phase for the remaining dwellings hereby allocated comprising Site A (land to the west of Phase 1) and Site B (land to the east of phase 1) as identified in Figure 5.7 is the subject of this policy. Planning permission will not be granted for any development pursuant of this policy unless and until the Council is satisfied that the requirements of Policy CSD5 d. are met.</u>

Main Modification	Policy / Paragraph	Main Modification
MM19		1. The first phase (land located in the centre of Sellindge) of any major residential led development in Sellindge parish should meet all of 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;

Main Modification	Policy / Paragraph	Main Modification
MM19		e. Proposals must include satisfactory arrangements for the timely delivery of necessary local community facilities including: i. A primary school extension to 1 form entry (1FE); ii. The expansion of the Doctor's surgery; and iii. Administrative accommodation for the Parish Council. 2. <u>Proposals for</u> the second phase (Site A land to the west of phase 1 and Site B land east of phase 1) for any the residential-led development should <u>be accompanied by a masterplan for Sites A and B which shows how the sites will be integrated with Phase 1 and the existing settlement. Development shall</u> meet all the following criteria: a. The residential development element shall not commence until the <u>primary school extension (to 1 FE)</u>, doctors surgery and the Parish Council administrative accommodation to be provided by <u>in</u> phase 1 are under construction with a programmed completion date; b. Total residential development within phase 2 of approximately <u>circa</u> 350 dwellings (<u>including</u> 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; e. A minimum of 10 per cent of dwellings to be self-build or custom build;

Main Modification	Policy / Paragraph	Main Modification
MM19		d.c. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total water use per dwelling shall not exceed 90 110 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.d. Proposals must include provide: satisfactory arrangements for the timely delivery of necessary local community facilities including: i. Provision of <u>Prior to the commencement of development,</u> land and <u>an appropriate level of</u> funding to upgrade <u>enable the upgrading of</u> Sellindge Primary school to 2 1.5 forms of entry (2 1.5 FE); ii. Provision of new or upgraded sports grounds, open and play space or upgraded facilities in the village; - iii.ii. Provision of <u>Prior to first occupation,</u> new nursery facilities <u>of sufficient size to meet the needs of the residents;</u> - iv.iii. Provision of <u>Prior to the completion of the second phase,</u> a replacement village hall to a specification <u>that</u> to meet<u>s the prospective</u> local needs<u>s of future residents; and</u> v. Provision of new allotment facilities; and

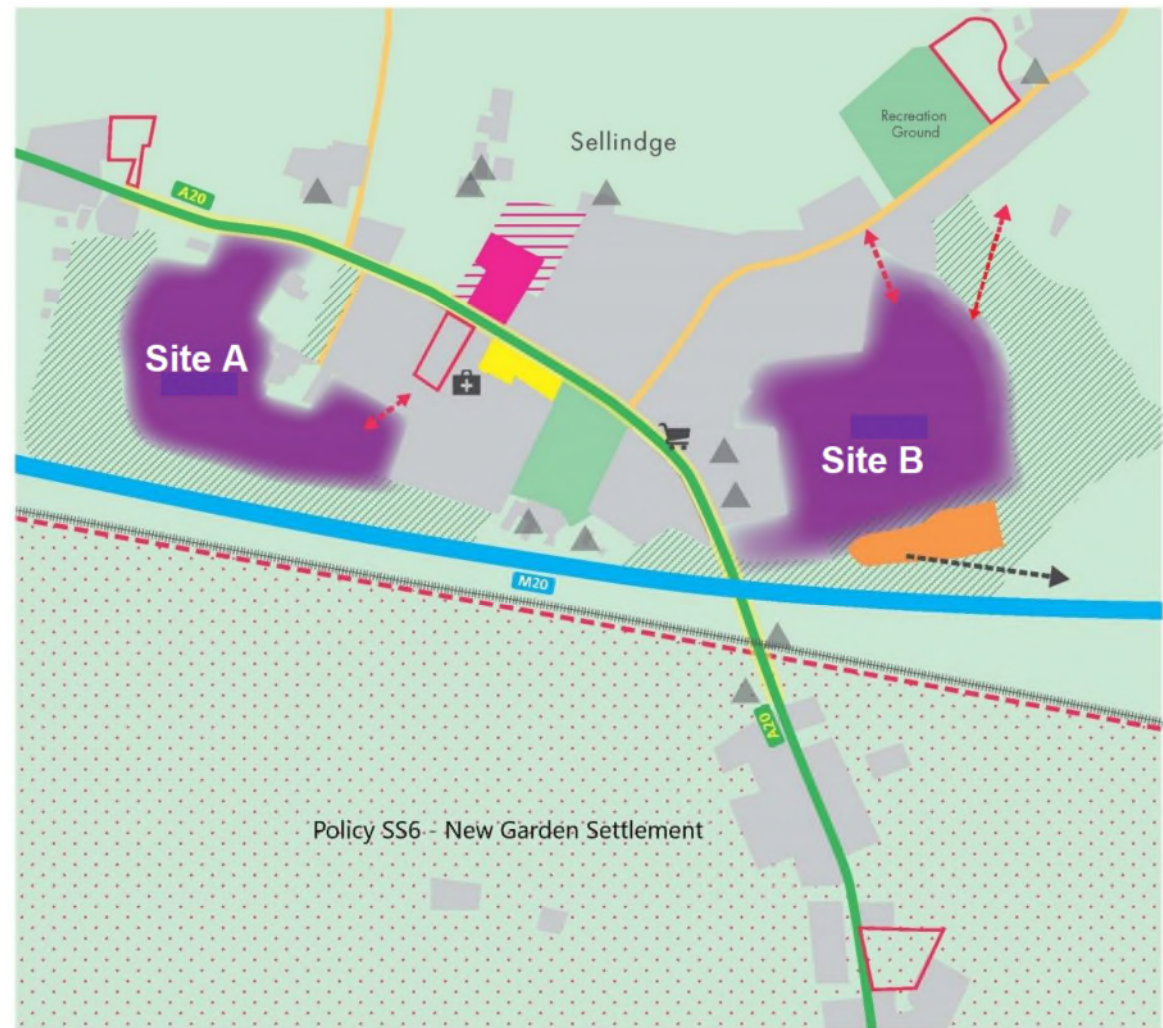
Main Modification	Policy / Paragraph	Main Modification
MM19		vi.iv. <u>Prior to the commencement of development, a proportionate</u> €contributions to<u>wards</u> the upgrading <u>and/or expansion</u> of <u>existing</u> local medical facilities <u>or otherwise towards a new healthcare facility</u> to meet the needs of the <u>residents</u> development; g.e. <u>The design and layout of the development shall be landscape-led and include within it structural</u> Appropriate landscaping, including <u>with</u> woodland planting, shall <u>to</u> 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, <u>to avoid or minimise adverse impacts on</u> due to the possible visual impact on the setting of the <u>Kent Downs AONB and views into and out of the AONB.</u> All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species. <u>Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme and address structural and local landscape matters;</u> h. The eastern development area will provide improved pedestrian and cycle access along the northern boundary (Public Right of Way HE273); i.f. Approximately 1,000sqm of business (B1 Class) floorspace shall be provided achieving BREEAM ‘outstanding <u>excellent</u>’ rating; j.g. 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 <u>Proposals should protect and conserve</u> consideration for the setting of non-

Main Modification	Policy / Paragraph	Main Modification
MM19		designated built and natural heritage assets such as Grove House and Potten Farm, <u>protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance</u>; and k.h. Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and Policies Local Plan Policy HE2<i>1</i>; 3. Both phases of the development shall: a.i. Provide, <u>or contribute to, convenient and safe</u> wherever possible internal links within the site <u>itself</u> and externally <u>links to neighbouring sites</u> to ensure there is ease of access by a range of transport modes to new and existing development <u>and facilities within the village and cycle and pedestrian access to Westenhanger Station</u>; b.i 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 <u>extending the principles of the Rural Masterplan</u>; e. 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 (HE217A and HE274);

Main Modification	Policy / Paragraph	Main Modification
MM19		d.k. Provide noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the built development, as well as landscaping within the buffers designed to integrate with other structural planting and habitat creation delivered through the comprehensive masterplan; and e.l. Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development including; f.i. Ensure occupation of the development is phased to align with tThe delivery of sewage infrastructure, in liaison with the service provider, <u>aligned with occupation of the development; and</u> g.ii. Plan layout to ensure fFuture 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.
MM19	Supporting text: New paragraph following paragraph 5.163	5.163 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. [New para.] <u>Policy CSD9 should be read in conjunction with the other policies in the development plan, in particular Places and Polices Local Plan Policy HB4: Self-</u>

Main Modification	Policy / Paragraph	Main Modification
MM19		<u>build and Custom Housebuilding Development; Policy C3: Provision of Open Space, regarding allotments and sports facilities; Policy C4, regarding play space provision; and Policy CC1, regarding energy efficiency.</u>
MM19	Figure 5.7: Sellindge Strategy	Figure 5.7: Sellindge Strategy

MM19



Policy CSD9 - Sellindge Strategy

A Roads	Employment (B1)	Existing Primary School	Improved Connectivity	Heritage Assets
Road Improvements	New Community Facilities	Expansion of Primary School	New Cycle/Pedestrian links to Station	Railway
Motorway		PPLP Allocations	Landscaping	Policy SS6
Minor Roads	Phase 2 Housing	Existing Built Areas	Village Green	Convenience Store
				Existing GP Surgery & Village Hall

Main Modification	Policy / Paragraph	Main Modification
MM20	Appendix 3: Indicative Housing Trajectory • Insert new Housing trajectory Figure 6.1 • Insert new Table 6.1 • Insert explanatory notes to Table 6.1	6.3 Appendix 3: Indicative Housing Trajectory The diagram below shows an indicative housing delivery trajectory for the Core Strategy Review plan period, from 2018/19 <u>2019/20</u> to 2036/37. This will be kept under regular review and updated as developments progress and new information becomes available.

Main Modification	Policy / Paragraph	Main Modification																																																																																																																																																																																														
MM20		Housing Trajectory 2019/20 - 2036/37 <table><thead><tr><th>Year</th><th>Windfall Allowance</th><th>Extant permissions (1 - 10+)</th><th>PPLP (with permission)</th><th>PPLP (without permission)</th><th>Core Strategy (without permission - CSD8)</th><th>Sellindge Phase 2 (CSD9)</th><th>Strategic Sites (with permission - SS10, SS11, CSD7, CSD8, CSD9)</th><th>Garden Settlement (SS6-SS9)</th><th>Total</th></tr></thead><tbody><tr><td>19/20</td><td>0</td><td>170</td><td>60</td><td>0</td><td>0</td><td>0</td><td>190</td><td>0</td><td>440</td></tr><tr><td>20/21</td><td>0</td><td>170</td><td>60</td><td>0</td><td>0</td><td>0</td><td>193</td><td>0</td><td>493</td></tr><tr><td>21/22</td><td>0</td><td>180</td><td>70</td><td>0</td><td>0</td><td>0</td><td>256</td><td>0</td><td>606</td></tr><tr><td>22/23</td><td>0</td><td>190</td><td>70</td><td>120</td><td>40</td><td>0</td><td>262</td><td>0</td><td>782</td></tr><tr><td>23/24</td><td>0</td><td>270</td><td>40</td><td>260</td><td>60</td><td>0</td><td>269</td><td>0</td><td>949</td></tr><tr><td>24/25</td><td>100</td><td>10</td><td>0</td><td>370</td><td>0</td><td>0</td><td>252</td><td>0</td><td>932</td></tr><tr><td>25/26</td><td>100</td><td>0</td><td>0</td><td>210</td><td>0</td><td>0</td><td>265</td><td>0</td><td>845</td></tr><tr><td>26/27</td><td>100</td><td>0</td><td>0</td><td>190</td><td>0</td><td>0</td><td>273</td><td>0</td><td>953</td></tr><tr><td>27/28</td><td>100</td><td>0</td><td>0</td><td>140</td><td>0</td><td>0</td><td>290</td><td>0</td><td>880</td></tr><tr><td>28/29</td><td>100</td><td>0</td><td>0</td><td>130</td><td>0</td><td>0</td><td>254</td><td>0</td><td>814</td></tr><tr><td>29/30</td><td>100</td><td>0</td><td>0</td><td>60</td><td>0</td><td>0</td><td>173</td><td>370</td><td>703</td></tr><tr><td>30/31</td><td>100</td><td>0</td><td>0</td><td>40</td><td>0</td><td>0</td><td>118</td><td>400</td><td>758</td></tr><tr><td>31/32</td><td>100</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>90</td><td>443</td><td>723</td></tr><tr><td>32/33</td><td>100</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>80</td><td>472</td><td>752</td></tr><tr><td>33/34</td><td>100</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>70</td><td>446</td><td>686</td></tr><tr><td>34/35</td><td>100</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>60</td><td>417</td><td>677</td></tr><tr><td>35/36</td><td>100</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>60</td><td>439</td><td>709</td></tr><tr><td>36/37</td><td>100</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>60</td><td>445</td><td>705</td></tr></tbody></table> Windfall Allowance PPLP (with permission) Core Strategy (without permission - CSD8) Sellindge Phase 2 (CSD9) Stepped Requirement Extant permissions (1 - 10+) PPLP (without permission) Strategic Sites (with permission - SS10, SS11, CSD7, CSD8, CSD9) Garden Settlement (SS6-SS9)	Year	Windfall Allowance	Extant permissions (1 - 10+)	PPLP (with permission)	PPLP (without permission)	Core Strategy (without permission - CSD8)	Sellindge Phase 2 (CSD9)	Strategic Sites (with permission - SS10, SS11, CSD7, CSD8, CSD9)	Garden Settlement (SS6-SS9)	Total	19/20	0	170	60	0	0	0	190	0	440	20/21	0	170	60	0	0	0	193	0	493	21/22	0	180	70	0	0	0	256	0	606	22/23	0	190	70	120	40	0	262	0	782	23/24	0	270	40	260	60	0	269	0	949	24/25	100	10	0	370	0	0	252	0	932	25/26	100	0	0	210	0	0	265	0	845	26/27	100	0	0	190	0	0	273	0	953	27/28	100	0	0	140	0	0	290	0	880	28/29	100	0	0	130	0	0	254	0	814	29/30	100	0	0	60	0	0	173	370	703	30/31	100	0	0	40	0	0	118	400	758	31/32	100	0	0	0	0	0	90	443	723	32/33	100	0	0	0	0	0	80	472	752	33/34	100	0	0	0	0	0	70	446	686	34/35	100	0	0	0	0	0	60	417	677	35/36	100	0	0	0	0	0	60	439	709	36/37	100	0	0	0	0	0	60	445	705
Year	Windfall Allowance	Extant permissions (1 - 10+)	PPLP (with permission)	PPLP (without permission)	Core Strategy (without permission - CSD8)	Sellindge Phase 2 (CSD9)	Strategic Sites (with permission - SS10, SS11, CSD7, CSD8, CSD9)	Garden Settlement (SS6-SS9)	Total																																																																																																																																																																																							
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MM20
**Table 6.1: Indicative
Housing Trajectory**

		<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>2030/31</u>	<u>2031/32</u>	<u>2032/33</u>	<u>2033/34</u>	<u>2034/35</u>	<u>2035/36</u>	<u>2036/37</u>	<u>Total</u>
<u>1</u>	<u>Windfall allowance</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>95</u>	<u>1,235</u>
<u>2</u>	<u>Extant permissions (1-10+)</u>	<u>173</u>	<u>168</u>	<u>185</u>	<u>201</u>	<u>272</u>	<u>33</u>	<u>14</u>	<u>17</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,063</u>
<u>3</u>	<u>PPLP (with permission)</u>	<u>56</u>	<u>70</u>	<u>82</u>	<u>73</u>	<u>45</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>341</u>
<u>4</u>	<u>PPLP (without permission)</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>111</u>	<u>222</u>	<u>357</u>	<u>206</u>	<u>187</u>	<u>142</u>	<u>136</u>	<u>68</u>	<u>35</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,468</u>
<u>5</u>	<u>2013 Core Strategy (without permission)</u>	<u>0</u>	<u>0</u>	<u>17</u>	<u>60</u>	<u>65</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>142</u>
<u>6</u>	<u>2013 Core Strategy strategic sites (with permission)</u>	<u>211</u>	<u>255</u>	<u>318</u>	<u>287</u>	<u>275</u>	<u>254</u>	<u>246</u>	<u>303</u>	<u>273</u>	<u>140</u>	<u>97</u>	<u>80</u>	<u>80</u>	<u>80</u>	<u>80</u>	<u>80</u>	<u>80</u>	<u>76</u>	<u>3,215</u>
<u>7</u>	<u>Core Strategy Review - Sellindge Phase 2 (CSD9)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>50</u>	<u>70</u>	<u>57</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>350</u>
<u>8</u>	<u>Garden settlement</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>121</u>	<u>264</u>	<u>331</u>	<u>350</u>	<u>423</u>	<u>423</u>	<u>528</u>	<u>528</u>	<u>557</u>	<u>498</u>	<u>502</u>	<u>534</u>	<u>534</u>	<u>5,593</u>
<u>9</u>	<u>Total delivery</u>	<u>440</u>	<u>493</u>	<u>606</u>	<u>782</u>	<u>949</u>	<u>932</u>	<u>845</u>	<u>953</u>	<u>880</u>	<u>814</u>	<u>703</u>	<u>758</u>	<u>723</u>	<u>752</u>	<u>686</u>	<u>677</u>	<u>709</u>	<u>705</u>	<u>13,407</u>
		<u>Phase 1: 2019-23</u>					<u>Phase 2: 2024-28</u>					<u>Phase 3: 2029-33</u>					<u>Phase 4: 2034-36</u>			
<u>10</u>	<u>Stepped requirement</u>	<u>622</u>	<u>622</u>	<u>622</u>	<u>622</u>	<u>622</u>	<u>885</u>	<u>885</u>	<u>885</u>	<u>885</u>	<u>885</u>	<u>730</u>	<u>730</u>	<u>730</u>	<u>730</u>	<u>730</u>	<u>700</u>	<u>700</u>	<u>700</u>	

MM20

<u>Explanatory Notes to Table 6.1</u>	
<u>Row</u>	<u>Notes</u>
<u>1.</u>	<u>Windfall allowance - 95 homes a year; early years discounted to avoid double-counting with sites with planning permission.</u>
<u>2.</u>	<u>Extant permissions – All extant full planning permissions from unallocated sites (as at 31 March 2021).</u>
<u>3.</u>	<u>PPLP (with permission) – Sites allocated in the Places and Policies Local Plan with full planning permission (as at 31 March 2021).</u>
<u>4.</u>	<u>PPLP (without permission) – Sites allocated in the Places and Policies Local Plan without full planning permission: Policy CSD8: New Romney (part) (as at 31 March 2021).</u>
<u>5.</u>	<u>2013 Core Strategy (without permission) – Sites allocated in adopted 2013 Core Strategy without full planning permission (as at 31 March 2021).</u>
<u>6.</u>	<u>2013 Core Strategy Strategic sites (with outline and full permission) – Sites allocated in adopted 2013 Core Strategy with part reserved matters planning permission: Policy SS10: Folkestone Seafront; Policy SS11: Shorncliffe Garrison, Folkestone; Policy CSD7: Hythe Strategy; Policy CSD8: New Romney Strategy (part); Policy CSD9: Sellindge Strategy (existing phase 1) (as at 31 March 2021).</u>
<u>7.</u>	<u>Core Strategy Review – Policy CSD9 Sellindge (Phase 2) – without full permission (as at 31 March 2021).</u>
<u>8.</u>	<u>Garden settlement – New garden settlement allocated in Core Strategy Review Policies SS6 – SS9.</u>
<u>9.</u>	<u>Total delivery – Sum of above sources of dwellings.</u>
<u>10.</u>	<u>Stepped requirement – Annual average requirement in four phases under Core Strategy Review Policy SS2: Housing and Economy Growth Strategy.</u>

Main Modification	Policy / Paragraph	Proposed Main Modification
MM21	Appendix 5: New Garden Settlement – Indicative Infrastructure Delivery, Phasing and Management Schedule Insert new Appendix 5: Schedule as set out on following pages	<u>Appendix 5: Indicative Infrastructure Delivery, Phasing and Management Schedule</u> <u>Appendix 5 provides an indicative infrastructure delivery schedule. It shows the potential infrastructure required for the new garden settlement:</u> • <u>Table 1 – Strategic Road Network - M20 Junction 11 ‘Monitor and Manage’ Framework</u> • <u>Table 2 – Strategic Road Network – M20 Junction 12-Junction 13 Merge and Diverge Improvements ‘Monitor and Manage’ Framework</u> • <u>Table 3 – Strategic Road Network – Junction 13 Improvements ‘Monitor and Manage’ Framework</u> • <u>Table 4 – Strategic Road Network – A20 / Spitfire Way / Alkham Valley Road Interchange ‘Monitor and Manage’ Framework</u> • <u>Table 5 – Local Highway Network – ‘Monitor and Manage’ Framework (Non-Strategic Road Network Interactions)</u> • <u>Table 6 – Local Highway Network – M20 Junction 11 ‘Monitor and Manage’ Framework</u>

Main Modification	Policy / Paragraph	Proposed Main Modification
MM21		• <u>Table 7 – Local Highway Network – M20 Junction 13 Improvements ‘Monitor and Manage’ Framework</u> • <u>Table 8 – Local Highway Network – A20 / Spitfire Way / Alkham Valley Road Interchange ‘Monitor and Manage’ Framework</u> • <u>Table 9 – Other Infrastructure - Delivery, Phasing and Management Framework (Within Plan Period)</u> • <u>Table 10 – Other Infrastructure - Delivery, Phasing and Management Framework (Up to 10,000 Homes)</u>

MM21 Appendix 5: Indicative Infrastructure Delivery and Phasing Schedule

Table 1: Strategic Road Network - M20 Junction 11 'Monitor and Manage' Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body</u> <u>(Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>M20 J11- Intervention 1: M20 J11 Southbound Diverge</u>	<u>25% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>1,625 dwellings = approximately Year 8 of delivery</u>	<u>£3.9m</u> <u>Otterpool Park represents 64% of traffic growth to 2037.</u>		<u>Undertake intervention 1 if the 'monitor and manage' approach shows the number of movements at Junction 11 is consistent with the trajectory profiling and modelling assumptions then a design would need to be shared with Highways England in year 6 of build out, with a commitment to complete the works no later than between years 8 and 10 of build out.</u>
<u>M20 J11 - Intervention 2: M20 J11 Northbound Diverge</u>	<u>45% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>2,925 dwellings = towards end of year 12 of delivery</u>	<u>£4.3m</u> <u>Otterpool Park represents 64% of traffic growth to 2037.</u>		<u>To come forward as a package of mitigation to include intervention 3.</u> <u>If the 'monitor and manage' approach shows the number of movements at Junction 11 is consistent with the trajectory</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
					<u>profiling and modelling assumptions then a design would need to be shared with Highways England in year 10 of build out, with a commitment to complete the works no later than between years 12 and 14 of build out.</u>
<u>M20 J11 - Intervention 3: M20 J11 Southbound Merge, Northbound merge, Gyratory and in/out to services</u>	<u>70% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>4,550 dwellings = year 16 of delivery</u>	<u>£5.6m</u> <u>Otterpool Park represents 64% of traffic growth to 2037.</u>		<u>Combine this improvement with intervention 2.</u>
<u>M20 J11 - Intervention 4: A20 Ashford Road/ Road Junction</u>	<u>92% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>5,980 dwellings = year 18 of delivery</u>	<u>£3.5m</u> <u>Otterpool Park represents 64% of traffic growth to 2037.</u>		<u>If the 'monitor and manage' approach shows the number of movements at Junction 11 is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England in year 15 of build out, with a commitment to</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
					<u>complete the works no later than between years 18 and 20 of build out.</u>

Table 2: Strategic Road Network - M20 Junction 12 - Junction 13 Merge and Diverge Improvements ‘Monitor and Manage’ Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>Junction 12 Eastbound Merge and Junction 13 Eastbound Diverge</u>	<u>2031 based on traffic growth forecasts, equivalent to Year 12 of delivery.</u>	<u>2,968 dwellings</u>	<u>£24.3m</u> <u>Otterpool Park represents 29% of traffic growth to 2037.</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at M20 Junction 12-13 is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England (to be formally agreed) in year 10 of build out, with a commitment to complete the works no later than between years 12 and 14 of build out.</u>
<u>Junction 13 Westbound Merge and Junction 12 Westbound Diverge</u>	<u>2034 based on traffic growth forecasts, equivalent to Year 15 of delivery.</u>	<u>4,525 dwellings</u>	<u>£28.4m</u> <u>Otterpool Park represents 29% of traffic</u>		<u>Combine this improvement with intervention 1.</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body</u> <u>(Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
			<u>growth to 2037.</u>		

Table 3: Strategic Road Network - M20 Junction 13 Improvements ‘Monitor and Manage’ Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body</u> <u>(Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>Junction 13 South Roundabout:</u> <u>Widen the entry width on the Churchill Avenue approach and localised widening on the A20 Castle Hill Bridge approach.</u>	<u>2024 based on traffic growth forecasts, equivalent to Year 6 of delivery.</u>	<u>385 dwellings</u>	<u>£0.19m</u> <u>Otterpool represents 13% of the traffic growth to 2037.</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at M20 Junction 13 is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England (to be formally agreed) in year 4 of build out, with a commitment to complete the works no later than</u>

					<u>between years 4 and 6 of build out.</u>
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Table 4: Strategic Road Network – A20 / Spitfire Way / Alkham Valley Road Interchange ‘Monitor and Manage’ Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>A20 / Spitfire Way / Alkham Valley Road interchange</u>	<u>An improvement is needed by 2024 based on traffic growth forecasts, equivalent to Year 6 of delivery. The scheme included is the ultimate solution to 2037 (to cater for traffic levels forecast to be on the network in 2037).</u>	<u>385 dwellings = after year 6 of delivery</u>	<u>£4.6m</u> <u>Otterpool Park represents 35% of the traffic growth to 2037.</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at the A20/ Alkham Valley interchange is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England and KCC (to be formally agreed) in year 4 of build out, with a commitment to complete the works no later than between years 4 and 6 of build out.</u> <u>This would not prejudice the ability of KCC and Highways England to take forward an alternative scheme.</u>

Table 5: Local Highway Network - 'Monitor and Manage' Framework – Non-Strategic Road Network

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>Re-alignment of the A20 from south of the M20 J11</u>	<u>Prior to first occupation of Otterpool Park 6,500 to 2037</u>	<u>Prior to first occupation</u>	<u>£ 2.71m</u>	<u>Otterpool Park LLP</u>	<u>n/a</u>
<u>Newingreen signalisation scheme</u>	<u>Prior to first occupation of Otterpool Park 6,500 to 2037</u>	<u>Prior to first occupation</u>	<u>£3.3 m</u>	<u>Otterpool Park LLP</u>	<u>n/a</u>
<u>Dualling of A20 south of the roundabout</u>	<u>85% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>5,500 dwellings = towards end of year 17 of delivery</u>	<u>£6.15 m (G&T cost)</u>	<u>Otterpool Park LLP</u>	<u>To come forward as a package of mitigation to include the signalisation scheme.</u> <u>If the 'monitor and manage' approach shows the number of movements interacting with the A20 is consistent with the trajectory profiling and modelling assumptions</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
					<u>then a design would need to be shared with KCC in year 16 of build out, with a commitment to complete the works no later than between years 17 and 18 of build out.</u>
<u>Signalisation of southern arm of new roundabout at northern end of new dualling</u>	<u>85% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>5,500 dwellings = towards end of year 17 of delivery</u>	<u>£0.5 m (G&T cost)</u>		<u>To come forward as a package of mitigation to include the A20 dualling scheme.</u> <u>If the ‘monitor and manage’ approach shows the number of movements interacting with the A20 is consistent with the trajectory profiling and modelling assumptions then a design would need to be shared with KCC in year 16 of build out, with a commitment to complete the works no later than</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
					<u>between years 17 and 18 of build out.</u>
<u>A20 signals on the approach to Sellindge</u>	<u>tbc</u>	<u>tbc</u>	<u>£0.2m</u>	<u>KCC</u>	<u>tbc</u>
<u>A259 / Dymchurch Road / Military Road double yellow line scheme</u>	<u>tbc</u>	<u>tbc</u>	<u>£20,000</u>	<u>KCC</u>	
<u>M20 Junction 9 – Improvements to Trinity Road and Fougères Way</u>	<u>tbc</u>	<u>tbc</u>	<u>£373,000</u>	<u>LLP</u>	

Table 6: Local Highway Network – M20 Junction 11 ‘Monitor and Manage’ Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>M20 J11- Intervention 1: M20 J11 Southbound Diverge*</u>	<u>25% (or equivalent trips) of Otterpool Park 6,500 to 2037*</u>	<u>1,625 dwellings = approximately Year 8 of delivery*</u>	<u>£3.9m*</u> <u>Otterpool Park represents 64% of traffic growth to 2037.*</u>		<u>Undertake intervention 1 if the ‘monitor and manage’ approach shows the number of movements at Junction 11 is consistent with the trajectory profiling and modelling assumptions then a design would need to be shared with Highways England in year 6 of build out, with a commitment to complete the works no later than between years 8 and 10 of build out.*</u>
<u>M20 J11 – Intervention 2: M20 J11 Northbound Diverge*</u>	<u>45% (or equivalent trips) of Otterpool Park 6,500 to 2037*</u>	<u>2,925 dwellings = towards end of year 12 of delivery*</u>	<u>£4.3m*</u> <u>Otterpool Park represents 64%</u>		<u>To come forward as a package of mitigation to include intervention 3.*</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
			<u>of traffic growth to 2037.*</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at Junction 11 is consistent with the trajectory profiling and modelling assumptions then a design would need to be shared with Highways England in year 10 of build out, with a commitment to complete the works no later than between years 12 and 14 of build out.*</u>
<u>M20 J11 - Intervention 3: M20 J11 Southbound Merge, Northbound merge, Gyratory and in/out to services</u>	<u>70% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>4,550 dwellings = year 16 of delivery</u>	<u>£5.6m</u> <u>Otterpool Park represents 64% of traffic growth to 2037.</u>		<u>Combine this improvement with intervention 2.</u>

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>M20 J11 - Intervention 4: A20 Ashford Road/ Road Junction</u>	<u>92% (or equivalent trips) of Otterpool Park 6,500 to 2037</u>	<u>5,980 dwellings = year 18 of delivery</u>	<u>£3.5m</u> <u>Otterpool Park represents 64% of traffic growth to 2037.</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at Junction 11 is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England and Kent County Council in year 15 of build out, with a commitment to complete the works no later than between years 18 and 20 of build out.</u>

*Notes: for clarity all components of the junction scheme have been included. Text within the shaded boxes applies to the Strategic Road Network (and is the subject of agreement with Highways England).

Table 7: Local Highway Network – M20 Junction 13 Improvements - ‘Monitor and Manage’ Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>Junction 13 South Roundabout: Widen the entry width on the Churchill Avenue approach and localised widening on the A20 Castle Hill Bridge approach.</u>	<u>2024 based on traffic growth forecasts, equivalent to Year 6 of delivery.</u>	<u>385 dwellings</u>	<u>£0.19m</u> <u>Otterpool represents 13% of the traffic growth to 2037.</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at M20 Junction 13 is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England (to be formally agreed) in year 4 of build out, with a commitment to complete the works no later than between years 4 and 6 of build out.</u>

Table 8: Local Highway Network – A20 / Spitfire Way / Alkham Valley Road Interchange - ‘Monitor and Manage’ Framework

<u>Junction requiring mitigation</u>	<u>Trigger point for improvement</u>	<u>Indicative point in build out (housing numbers) based on trajectory</u>	<u>Cost estimate and source of funding</u>	<u>Delivery body (Otterpool Park LLP/KCC/HE)</u>	<u>Mitigation response</u>
<u>A20 / Spitfire Way / Alkham Valley Road interchange</u>	<u>An improvement is needed by 2024 based on traffic growth forecasts, equivalent to Year 6 of delivery. The scheme included is the ultimate solution to 2037 (to cater for traffic levels forecast to be on the network in 2037).</u>	<u>385 dwellings = after year 6 of delivery</u>	<u>£4.6m</u> <u>Otterpool represents 35% of the traffic growth to 2037.</u>		<u>If the ‘monitor and manage’ approach shows the number of movements at the A20/ Alkham Valley interchange is consistent with the trajectory profiling and modelling assumptions, then a design would need to be shared with Highways England and KCC (to be formally agreed) in year 4 of build out, with a commitment to complete the works no later than between years 4 and 6 of build out. This would not prejudice the ability of KCC and Highways England to take forward an alternative scheme.</u>

Table 9: Other Infrastructure - Delivery, Phasing and Management (Within Plan Period)

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>ON-SITE HIGHWAYS</u>	<u>Where the works will be offered for adoption, they will be undertaken via a S38 Agreement. The costs of the works listed below are included within the scheme cost plan.</u>	
<u>Upgrading Otterpool Lane</u>	<u>1,900 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>Westenhanger Station enhancement works</u>	<u>0 - 325 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>New Primary Access Junctions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC</u>
<u>Primary Roads</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC</u>
<u>Secondary Roads</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC</u>
<u>Vehicular Bridge over East Stour River</u>	<u>1,000 units</u>	<u>Otterpool Park LLP with Environment Agency (EA)</u>
<u>Enhancements for high street sections</u>	<u>1,600 units</u>	<u>Otterpool Park LLP with KCC and FHDC</u>
<u>Newingreen Link</u>	<u>2,000 units</u>	<u>Otterpool Park LLP with KCC</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>Upgrading works to A20 (at either end of new site location)</u>	<u>4,600 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>Additional New Primary Access Junctions</u>	<u>2,500 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>Business Park Access</u>	<u>4,000 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>Strategic Street (A20)</u>	<u>2,500 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>Strategic Street (B2067)</u>	<u>2,500 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>Vehicular bridges (2 number) over East Stour River</u>	<u>4,000 units</u>	<u>Otterpool Park LLP with EA</u>
<u>ON-SITE PEDESTRIAN / CYCLE ROUTES (AWAY FROM SPINE ROADS)</u>		
<u>Temporary diversions of Pedestrian / cycle routes within the site</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>Non-Spine Road Cycleways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>Upgrade works to existing network</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>Pedestrian Bridges over swales</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>STRATEGIC SURFACE WATER (SW) DRAINAGE</u>	<u>Highway drainage will be to the approval of KCC via S278/S38 and other drainage will be to the approval of the regulated Water Company</u>	
<u>SW Drainage to Strategic Streets</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>SW Drainage Strategic Primary Roads</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>SW Drainage Strategic Secondary Roads</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>SW Drainage in Public Open Space</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>Attenuation Basins</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>Mitigation for Nutrients - wetlands</u>	<u>Prior to first occupation</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>Existing Ditches, Pipes and Culverts</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>FOUL WATER DRAINAGE</u>	<u>Drainage will be to the approval of the regulated Water Company</u>	
<u>Wastewater Treatment – interim</u>	<u>0 – 400 units</u>	<u>Otterpool Park LLP with regulated Water Company</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>measures¹</u>		
<u>On-Site Wastewater Treatment – First 2 Phases</u>	<u>Phase 1 – 400 units</u> <u>Phase 2 – 3,000 units.</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>Mitigation for Nutrients - wetlands</u>	<u>0 - 400 units subject to agreed interim option</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>UTILITIES</u>		
<u>Telecommunications</u>		
<u>TELECOMS – Builder’s work in connection (BWIC) to on-site highways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP</u>
<u>TELECOMS - Diversions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with Telecoms provider</u>
<u>TELECOMS – Provision of Broadband</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with Telecoms provider</u>
<u>Water</u>		

¹ The on-site wastewater treatment works require a minimum of 400 units to be connected for there to be sufficient flow through the works. An interim measure such as tankering off-site or the installation of a package treatment works will be required to treat the foul waste from the development prior to the occupation of 400 units. The interim measures will be agreed with the relevant regulated water company and the appropriate statutory bodies.

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>WATER - BWIC & Main to on-site highways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>WATER - Diversions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>WATER - Reinforcement</u>	<u>1,500 units</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>Electricity</u>		
<u>ELECTRICITY - BWIC to on-site highways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP</u>
<u>ELECTRICITY – On-site mains</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated network provider</u>
<u>ELECTRICITY - Diversions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated network provider</u>
<u>ELECTRICITY - Reinforcement</u>	<u>From first occupation</u>	<u>Otterpool Park LLP with regulated network provider and UK Power Networks (UKPN)</u>
<u>GREEN INFRASTRUCTURE INCLUDING PLAY / SPORTS PROVISION</u>		
<u>Public Open Space</u>	<u>Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making</u>	<u>Otterpool Park LLP. This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>Sports Pitches – 10.3ha and 2 No Sports Pavilions</u>	<u>From 750 units</u>	<u>Otterpool Park LLP. This will be secured through the S106 associated with the outline planning application.</u>
<u>Play Provision (NEAPs, LEAPs, etc)</u>	<u>Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making</u>	<u>Otterpool Park LLP. This will be secured through the S106 associated with the outline planning application.</u>
<u>EDUCATION</u>		
<u>Nursery</u> <u>A nursery in every primary school plus 3 to 4 private/charitable settings.</u>	<u>Nursery schools co-located with primary schools will be brought forward using the same triggers as primary schools (see below)</u> <u>Building or land suitable for private/charitable settings will be brought forward incrementally e.g. likely alongside other town centre uses, with one setting on average every 1,500 homes.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u> <u>Tenancy made available by Otterpool Park LLP, occupation and fit-out by private or charitable operator. This will be secured through the S106 associated with the outline planning application.</u>
<u>Primary Schools</u> <u>6 to 7 Forms of Entry</u>	<u>The first primary school will be in the first phase and 2FE is likely to be triggered September after the first occupation of homes.</u> <u>Thereafter, every form of entry is likely to be</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
	<u>triggered at a maximum of every 500 homes and a minimum of every 800 homes.</u> • <u>Forms of Entry may be brought forward one at a time, in 2FE or in 3FE phases.</u>	
<u>Secondary Schools</u> <u>A maximum of two secondary schools, one to be capped at 8FE and one to be capped at 6FE.</u>	• <u>The first secondary school phase of 4FE will likely be triggered at between 2,000 and 3,000 homes, subject to monitoring.</u> • <u>Off-site contributions may be required up to this point (including transport) subject to agreed S106 strategy. KCC has indicated that it would require least 2 FE of expansion at an existing Grammar School, which will help to address demand for the first homes.</u> • <u>Thereafter, secondary school expansion will take place in phases of 2-4 FE, subject to monitoring, likely at a rate of 2 FE every 1,600 homes, subject to monitoring.</u> • <u>Secondary schools will likely open at Year 7 and fill from the bottom up.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>
<u>Sixth Form</u> <u>Provided in proportion to secondary places.</u>	<u>Sixth form will be triggered with Secondary School places.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>Special Educational Need</u> <u>Is likely to be brought forward in a single school in later phases, by indicatively 30 to 40 places.</u>	<u>Phasing not yet known. It is, however, likely to be late in the development, alongside second secondary school at c. 6,000 homes but may be required in temporary or permanent form earlier subject to need.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>
<u>HEALTHCARE</u>		
<u>1,200 to 1,350sqm gross external area (GEA) of floorspace is proposed for health care (potentially one large practice and/or a combination of smaller sites)</u>	<u>GPs will be required roughly at the rate of 1 per 830 homes. Phasing options are likely to include (subject to detailed agreement with the CCGs):</u> <u>• Prior to circa 1,000 homes, a GP could operate temporarily from another building (e.g. a suitable community or commercial building) provided that the facilities and setting are appropriate to provide the quality of service and care required.</u> <u>• Between circa 1,000 and 4,000 homes, a portion of the health centre could be built, with space that is not required for healthcare to be let out on a short-term lease to other retail or commercial uses.</u> <u>• At circa 4,000 to 6,000 homes and above the full GP surgery would be delivered, and any additional services.</u>	<u>• Clinical Commissioning Groups and NHS Estates (additional facilities beyond General Practice may be privately or charitably delivered and operated).</u> <u>• Partnership with Sellindge Surgery is one option the CCG is exploring.</u> <u>• This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on Housing Triggers</u>	<u>Delivered By</u>
<u>COMMUNITY USES</u>		
<u>Floorspace is proposed for community uses (such as community halls, places of worship, youth centres, library/training centre, exhibition or archive space)</u>	<u>Detail not yet determined; the detailed planning process will require Otterpool Park LLP to engage with FHDC, KCC, local parish councils and other local stakeholders and future operators to understand specific needs at the time of delivery.</u>	<u>Community uses will be secured through the S106 associated with the outline planning application.</u>

Table 10: Other Infrastructure - Delivery, Phasing and Management (Up to 10,000 Homes)

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
<u>ON-SITE HIGHWAYS</u>	<u>Where the works will be offered for adoption, they will be undertaken via a Section 38 Agreement. The cost of the works listed below are included within the scheme cost plan.</u>	
<u>Highway works to Barrow Hill</u>	<u>5,700 units</u>	<u>Otterpool Park LLP with KCC</u>
<u>ON-SITE PEDESTRIAN / CYCLE ROUTES (AWAY FROM SPINE ROADS)</u>		
<u>Temporary diversions of Pedestrian / cycle routes within the site</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>Non-spine Road Cycleways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>Upgrade works to existing network</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>Pedestrian Bridges over swales</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with FHDC</u>
<u>STRATEGIC SURFACE WATER DRAINAGE</u>	<u>Highway drainage will be to the approval of KCC via S278/S38 Agreement and other drainage will be to the approval of the regulated Water Company.</u>	
<u>SW Drainage Strategic Primary Roads</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
<u>SW Drainage Strategic Secondary Roads</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>SW Drainage in Public Open Space</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>Attenuation Basins</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>Mitigation for Nutrients - wetlands</u>	<u>Prior to first occupation</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>Existing Ditches, Pipes and Culverts</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with KCC and regulated Water Company</u>
<u>FOUL WATER DRAINAGE</u>	<u>Drainage will be to the approval of the regulated Water Company</u>	
<u>On-Site Wastewater Treatment</u>	<u>Final Phase – 6,600 units</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>UTILITIES</u>		
<u>TELECOMS - BWIC to on site highways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP</u>
<u>TELECOMS - Diversions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with Telecoms provider</u>

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
<u>TELECOMS – Provision of Broadband</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with Telecoms provider</u>
<u>WATER - BWIC and main to on-site highways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>WATER - Diversions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated Water Company</u>
<u>ELECTRIC - BWIC to on-site highways</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP</u>
<u>ELECTRIC – On-site mains</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated network provider</u>
<u>ELECTRICITY - Diversions</u>	<u>Delivered throughout construction of the development</u>	<u>Otterpool Park LLP with regulated network provider</u>
<u>ELECTRICITY - Reinforcement</u>	<u>From first occupation</u>	<u>Otterpool Park LLP with regulated network provider and UKPN</u>
<u>GREEN INFRASTRUCTURE INCLUDING PLAY / SPORTS PROVISION</u>		
<u>Public Open Space</u>	<u>Provision in unison with residential phasing throughout the construction of the development to secure open spaces for future residents and in the interest of place-making.</u>	<u>Otterpool Park LLP. This will be secured through the S106 associated with the outline planning application.</u>
<u>Sports Pitches - 2.9ha and a Sports Pavilion</u>	<u>Beyond plan period to 10,000 homes.</u>	<u>Otterpool Park LLP. This will be secured through the S106 associated</u>

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
		<u>with the outline planning application.</u>
<u>Play Provision (NEAPs, LEAPs, etc)</u>	<u>Provided in unison with residential phasing throughout the construction of the development to secure open space(s) for future residents and in the interest of place-making</u>	<u>Otterpool Park LLP. This will be secured through the S106 associated with the outline planning application.</u>
<u>EDUCATION</u>		
<u>Nursery</u> <u>A nursery in every primary school plus up to 6 private/charitable settings.</u>	<u>Nursery schools co-located with primary schools well be brought forward using the same triggers as primary schools (see below)</u> <u>Building or land suitable for Private/charitable settings will be brought forward incrementally e.g. likely alongside other town centre uses, with one setting on average every 1,500 homes.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u> <u>Tenancy made available by Otterpool Park LLP, occupation and fit-out by private or charitable operator. This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
<u>Primary Schools</u> <u>12 Forms of Entry (with flexibility up to 15 Forms of Entry)</u>	• <u>The first primary school will be in the first phase and 1 or 2FE is likely to be triggered the September after the first occupation of homes.</u> • <u>Thereafter, every form of entry is likely to be triggered at a maximum of every 500 homes and a minimum of every 800 homes.</u> • <u>Forms of Entry may be brought forward one at a time, in 2FE or in 3FE phases.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>
<u>Secondary Schools</u> <u>12 Forms of Entry (with flexibility up to 14 Forms of Entry) (with some provision off-site)</u>	• <u>The first secondary school phase of 4FE will likely be triggered at between 2,000 and 3,000 homes, subject to monitoring.</u> • <u>Off-site contributions may be required up to this point (including transport) subject to agreed S106 strategy. KCC has indicated they would want at least 2 FE of expansion at an existing Grammar School, which will help to address demand for the first homes.</u> • <u>Thereafter, secondary school expansion will take place in phases of 2-4 FE, subject to monitoring, likely at a rate of 2 FE every 1,600 homes, subject to monitoring.</u> • <u>Secondary schools will likely open at Year 7 and fill from the bottom up.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
<u>Sixth Form</u> <u>To be provided in proportion to secondary places up to a likely cap of 70 to 80 per cent of year 11 population</u>	<u>Sixth form will be triggered with Secondary School places.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>
<u>Special Educational Need</u> <u>60-80 places</u>	<u>Phasing not yet known; likely to be late in the development, alongside second secondary school at circa 6,000 homes but may be required in temporary or permanent form earlier subject to need.</u>	<u>KCC (with the option for Otterpool Park LLP to deliver). This will be secured through the S106 associated with the outline planning application.</u>
<u>HEALTHCARE</u>		
<u>2,500sqm (with flexibility up to 3,000sqm) GEA of floorspace is proposed for healthcare (potentially one large practice and/or a combination of smaller sites)</u>	<u>The likely need required as a minimum to provide primary care facilities is 2,000-3,000sqm GIA (for 10,000 homes).</u> <u>GPs will be required roughly at the rate of 1 per 830 homes. Phasing options are likely to include (subject to detailed agreement with the CCGs): at circa 4,000 to 6,000 homes and above the full GP surgery would be delivered, and any additional services.</u>	• <u>Clinical Commissioning Groups and NHS Estates (additional facilities beyond General Practice may be privately or charitably delivered and operated).</u> • <u>Partnership with Sellindge Surgery is one option the CCG is exploring.</u> • <u>This will be secured through the S106 associated with the outline planning application.</u>

<u>Description</u>	<u>Estimated Delivery Based on 10,000 Homes</u>	<u>Delivered By</u>
<u>COMMUNITY USES</u>		
<u>Floorspace is proposed for community uses (such as community halls, places of worship, youth centres, library/training centre, exhibition or archive space)</u>	<u>Detail not yet determined; the detailed planning process will require Otterpool Park LLP to engage with FHDC, KCC, local parish councils and other local stakeholders and future operators to understand specific needs at the time of delivery.</u>	<u>Community uses will be secured through the S106 associated with the outline planning application.</u>