

# Authority Monitoring Report 2022

Folkestone & Hythe District Council





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## 1. Introduction

1.1. This is the authority monitoring report (AMR) for the district of Folkestone & Hythe. Its purpose is to report on planning policy performance over the period 1 April 2021 to 31 March 2022 to:

- Enable the success of existing policies and planning decisions to be evaluated; and
- Assist in the review and maintenance of up-to-date local planning policies.

1.2. The requirements of the AMR as set out in the Town and County Planning (Local Planning) (England) Regulations 2012 are summarised below:

- Regulation 34(1): progress on producing local plan documents
- Regulation 34(2): local plan policies that are not being implemented
- Regulation 34(3) and 34(7): housing supply and monitoring (respectively)
- Regulation 34(4) and 34(8): Progress of neighbourhood development plans
- Regulation 34(5): Community Infrastructure Levy (CIL)
- Regulation 34(6): Details on the Duty to Cooperate

1.3. Considering this, the structure of the report is as follows:

**Chapter 2: Local plan progress** - summarising the work undertaken to plan for the future of the district, as well as progress against the Local Development Scheme (LDS), Duty to Cooperate and Neighbourhood Planning.

**Chapter 3: Plan performance and policy monitoring** - reviewing the effectiveness of adopted planning policies, and monitoring housing figures (including self-build and brownfield registers), employment and retail provision, transport and the natural environment.

**Chapter 4: Five-year housing land supply** - setting out the council's current position in relation to future housing land supply.

**Chapter 5: Infrastructure** - reviewing the council's position relating to funding mechanisms such as the Community Infrastructure Levy (CIL) and developer contributions.

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## 2. Local plan progress

2.1. This section sets out the local development scheme (LDS) which is a timetable for reviewing and updating local plan documents, together with details regarding duty to cooperate and neighbourhood planning.

### Local development scheme

2.2. A revised LDS was adopted by Cabinet on the 27<sup>th</sup> May 2020.

2.3. Table 1 sets out the timetable for the preparation of the documents in the current LDS (2020-23) and notes the council's progress against meeting key milestones.

Planning Document	Status	Timetable	Progress
Places and Policies Local Plan (PPLP)	Gathering of evidence	Ongoing	The PPLP was adopted in September 2020
	Consultation of Preferred Options	October / November 2016	
	Consultation on draft local plan	February / March 2018	
	Submission to Planning Inspectorate (PINS)	August 2018	
	Examination in public (EiP) (inc. public hearings)	September 2018 to May 2020	
	Adoption	July 2020	
Policies map	Consultation on draft local plan	February / March 2018	The Policies map was adopted alongside the PPLP
	Submission to PINS	August 2018	
	EiP (inc. public hearings)	September 2018 to May 2020	
	Adoption	July 2020	
Core Strategy Review (CSR)	Gathering of evidence	Ongoing	Further hearing sessions took place in July 2021, leading to the adoption of the CSR on 31 <sup>st</sup> March 2022.
	Consultation on preferred options	March to May 2018	
	Consultation on draft CSR and revised housing requirement	January to March 2019 and December 2019 to January 2020	
	Submission to PINS	March 2020	

	EiP (inc. public hearings)	March 2020 to October 2020	
	Adoption	November 2020	
Community Infrastructure Levy (CIL)	Gathering of evidence	Up to and including May 2020	An updated CIL charging schedule has been the subject of consultation in 2022, to bring it in line with the adopted policies/allocations of the Core Strategy Review
	Consultation on draft CIL charging schedule	June to July 2020	
	Submission to external examiner	September 2020	
	Examination in public (EiP)	December 2020	
	Adoption	February 2021	

*Table 1 Local Development Scheme 2020-2023*

### Duty to cooperate

- 2.4. To ensure that the duty to cooperate (as set out in the 2011 Localism Act) has been met, the council has had ongoing discussion with neighbouring authorities, agencies and providers. In February 2020, the council published the duty to cooperate statement for submission with the Core Strategy Review and sets out the council's full record of cooperation.
- 2.5. Significant collaborative work in the sub-region has been undertaken by the East Kent Regeneration Board (EKRB) to confirm shared infrastructure priorities. This is informing community infrastructure levy activity and influencing strategic funding bids, especially through the Kent and Medway Economic Partnership (a sub-regional board of the South East Local Enterprise Partnership).
- 2.6. General information sharing on strategic planning is well established in the county and East Kent through a number of existing professional groups such as the Kent Planning Officers Group (KPOG), the Kent Planning Policy Forum (KPPF) and the East Kent Authorities duty to cooperate meetings.
- 2.7. The duty also includes cooperation with other prescribed public bodies, such as Historic England, the Environment Agency, Natural England, the Marine Management Organisation and the Civil Aviation Authority (CAA). Local authorities must also cooperate with the Local Enterprise Partnership and local nature partnerships. District council officers took part in consultation exercises, in the form of a workshop and formulating responses to the South Marine Plan. Officers also regularly attend the Kent and Medway Economic Partnership and Local Nature Partnership meetings.

2.8. An example of continued joint working is that of the Sustainable Access and Recreation Management Strategy (or SARMS). Folkestone & Hythe and Rother District Councils are working in partnership to implement the strategy, with partners including Natural England, since it was adopted by the district council in 2019.

2.9. Statements of common ground were agreed for the Core Strategy Review. These were prepared with neighbouring authorities, Government agencies and infrastructure providers. Statements were prepared with:

- Kent County Council
- Ashford Borough Council
- Dover District Council
- Canterbury City Council
- Rother District Council
- Affinity Water
- The Environment Agency
- Marine Management Organisation
- Highways England

2.10. Further statements have been prepared or updated with Natural England, Highways England (now National Highways) and London Ashford Airport.

2.11. The issues identified through the statements of common ground, are summarised below:

- Housing (such as assisting with housing requirements, implications for schools or impacts on nature conservation sites);
- Strategic transport matters (including any implications relating to 'operation stack')
- Infrastructure (such as flood risk, water resources and contamination);
- Marine planning; and
- Conservation and enhancement of natural environment and green infrastructure.

### Neighbourhood Planning

2.12. The St. Mary in the Marsh Neighbourhood Plan was brought into force by the district council on the 13<sup>th</sup> March 2019 after a successful referendum.

2.13. The neighbourhood plan sets out five policies and forms part of the development plan for the district council.

2.14. Four other neighbourhood areas were designated between October 2012 and June 2014 (Hythe, New Romney, Sellindge and Lympne), however no

subsequent neighbourhood development plans or orders have been produced for those areas.

2.15. In November 2021 officers presented to a number of parish councils in the north of the district to provide an introduction to neighbourhood plans. Subsequently Lyminge Parish Council have expressed interest in designating a neighbourhood area.

#### Assets of community value

2.16. During the 2021/22 monitoring period one new asset of community value was added to the council's list of assets. The Church Room, Burmarsh was nominated by Burmarsh Parish Council on 25 June 2021. This was assessed and added to the list of community assets on 23 August 2021.

2.17. A full list of assets of community value is provided on the 'Right to bid' page of the council's website.

### 3. Plan performance and policy monitoring

3.1. This section sets out the plan and policy performance, monitoring the effectiveness of adopted planning policies.

#### Planning applications

3.2. The council monitors the performance of planning policies in adopted local plan documents to ensure they remain effective in planning decisions.

3.3. It is important to review planning applications and decisions as these can provide an insight into the effectiveness of local plan policies.

3.4. Table 2 shows the total number of planning applications received for the 2021/22 monitoring year.

<b>Total number of planning applications for 2021/22</b>	
Received	933
Granted	794
Refused	139
Considered by planning committee	37
Appeals determined** – an independent planning inspector has assessed the application and come to a decision, whether that is approve, approve with conditions, dismissed or a split decision	46
Percentage of appeals dismissed- applications where the decision by the officer or planning committee has been challenged, through an appeal, and the independent planning inspector has deemed that planning permission is denied.	62%
Departures from the local plan- applications that have been monitored and deemed to be a deviation from the local plan	1

*Table 2 Total planning applications for 2021/22*

\*includes all planning applications (not including withdrawn applications and lawful development certificates)

\*\*appeals submitted and determined within the monitoring period

#### Planning refusals

3.5. Planning applications for the 2021-22 monitoring period were considered against the National Planning Policy Framework, adopted local plan documents, which include the Core Strategy 2013 (CS), the Places and Policies Local Plan 2020 (PPLP) and the emerging Core Strategy Review CSR (adopted March 2022). Planning applications that fail to accord with these policies are refused.

3.6. Table 3 identifies which local plan policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year.

Rank	Policy number	Policy title	Development plan document	Percentage
1	HB1	Quality places through design	PPLP	78%
2	HB8	Alterations and extensions to buildings	PPLP	58%
3	NE3	Protecting the district's landscape and countryside	PPLP	16%
4	HE1	Heritage assets	PPLP	14%
5	SS1	District spatial strategy	CS and/or CSR	11%
6	SS3	Place-shaping and sustainable settlements strategy	CS and/or CSR	10%
7	CSD3	Rural and tourism development	CSR	9%
8	NE2	Biodiversity	PPLP	8%
9	HB3	Internal and external space standards	PPLP	8%

*Table 3 Planning policies cited the most for planning application refusals.*

3.7. From the table above it is clear that the two policies cited the most, and therefore the most effective at preventing unsuitable development, are Policies HB1 and HB8 from the PPLP; both of which are linked to design and the built environment.

3.8. The policies in the CS were replaced when the CSR was adopted in March 2022. The policies in the CSR and PPLP will be kept under review. It is considered that the more a policy is used, the more effective it is at assessing unsuitable applications. However, some of the policies are specific either to a site, use or piece of infrastructure and may not be used as frequently.

### Planning appeals

3.9. There have been **46 planning applications appealed** (and determined) in this monitoring year. Of these appeals, **17 have been allowed**, whilst **29 have been dismissed**. Overall, this shows that the policies have mostly been effective in preventing appeals being allowed.

### Prior approval applications

- 3.10. Permitted development rights (PDR) are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. However, some are subject to conditions and limitations to control impact and to protect local amenity, and in some cases a prior approval application may be required.
- 3.11. The council has been monitoring the number of prior notification applications that have been completed. This year **6 prior approval** applications have resulted in a **loss** of B1a office space being changed into **180 residential units**. This is largely due to the loss of Saga offices at both Sandgate and Folkestone, as well as Queens House in Guildhall Street, Folkestone. There have been **22 prior approval applications** in total, resulting in **187 new residential units/dwellings overall**.

## Housing and communities

3.12. This year, the council has granted full planning permission for **704 new homes**. Please note these are net figures and include reserved matters and prior approval permissions. A further **221 residential homes** were granted outline planning permission.

3.13. The council has also recorded **454 new homes** as being completed in the district.

3.14. In total, there have been **4,562 new homes** completed since the start of the current plan period in 2006. These are shown in Table 4 below.

Monitoring period	Residential net completions
2006/07	146
2007/08	402
2008/09	562
2009/10	180
2010/11	132
2011/12	207
2012/13	206
2013/14	165
2014/15	348
2015/16	293
2016/17	567
2017/18	411
2018/19	446
2019/20	446
2020/21	489
2021/22	454
<b>Total</b>	<b>4,562</b>

*Table 4 Residential net completions since 2006*

## Housing allocations

3.15. Throughout the monitoring year we have seen the completion of **293 new homes** on housing sites allocated in the CS and PPLP.

3.16. In addition, a total of **333 new homes** have been granted full planning permission (including reserved matters) on these housing allocations over the same period.

3.17. A further **221 residential homes** have been granted outline planning permission over the same period.

## Housing Supply and Delivery

3.18. The National Planning Policy Framework (NPPF 2021), Paragraph 73, requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

3.19. The Council adopted the CSR on the 31<sup>st</sup> March 2022, and includes a 'stepped' housing requirement as follows:

- 2019/20 – 2023/24 = 622 d.p.a
- 2024/25 – 2028/29 = 885 d.p.a
- 2029/30 – 2033/34 = 730 d.p.a
- 2034/35 – 2036/37 = 700 d.p.a

3.20. The 'stepped' housing requirement balances a reduced level of delivery in the early plan period with over-delivery in the later years in order to allow time for key strategic allocations to come forward for delivery.

3.21. Based on the 'stepped' requirement of 622 dpa for 2022/23 – 2023/24 and 885 dpa for 2024/25 – 2026/27, the housing land supply position is calculated at **5.1 years**.

3.22. Further information about the five-year supply and calculations are set out in Chapter 4.

## Housing delivery test

3.23. The Housing delivery test (HDT) is an annual measurement of housing delivery and is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three-year period.

3.24. If the HDT is not met, consequences of varying severity will be triggered according to the level of under-delivery, as set out in the table below.

Level of delivery	Measure(s)
At or above 95%	No action triggered.
85% to 95%	Authority to publish a housing action plan.

75% to 85%	Authority to publish a housing action plan; additional 20% buffer placed on local authority's five-year housing land supply requirement.
Below 75%	Authority to publish a housing action plan; additional 20% buffer placed on local authority's five-year housing land supply requirement; 'presumption in favour of sustainable development' set out in the National Planning Policy Framework applies.

*Table 5 Housing delivery test measures*

3.25. The council was required to publish its first Housing Delivery Action Plan (July 2021) following the release of the HDT measurement 2020 (covering years 2017/18 – 2019/20) and resulting in a score of 91%.

3.26. For the monitoring period 2018/19 – 2020/21, the council achieved a revised score of 97% against the HDT, following the adoption of the CSR. Although this result is 'a pass' and there is 'no consequence' to the council, housing delivery remains a priority for the district. Therefore, the council will continue to manage and implement the housing delivery action plan accordingly.

3.27. The HDT results for 2019/20 – 2021/22 are expected to be published by DLUHC in early 2023; and will be published on the council's webpage.

#### Affordable housing

3.28. CS Policy CSD1 seeks provision of 30% affordable housing on qualifying sites.

3.29. There have been 44 additional affordable homes provided in the district during the 2021/22 monitoring period. Of these, 38 were new units delivered by housing associations works in the district. The other 6 were acquisitions of existing homes by the council for use as affordable housing.

#### Houses in multiple occupation

3.30. There are now **70** houses in multiple occupation (HMO) licensed in total in the Folkestone & Hythe District. During the 2021/22 monitoring period, there were **3** licenses issued.

#### Gypsies and Travellers

3.31. The Gypsy and Traveller site allocation at Old Romney (Policy RM15) was realised in 2020/21, delivering **five pitches**. The development means that the Council has met in full (and exceeded) the needs identified by the Gypsy and

Traveller Accommodation Assessment (2018) for permanent pitches in the district to 2036/37.

3.32. In 2021/22, planning permission was granted for a single pitch as an intensification of an existing site.

### Self-build register

3.33. From 1<sup>st</sup> April 2016, the Self-build and Custom Housebuilding Act 2015 required all local authorities to keep a register of individuals or associations / groups who are seeking to acquire serviced plots of land in the district on which to build their own homes.

3.34. The council has set up a register to determine the demand for sites from those interested in undertaking self-build and custom housebuilding projects. The number of entrants onto the self-build register during each base period from 1<sup>st</sup> April 2016 is shown in Table 6 below:

<b>Self-build register monitoring information</b>	
<b>Number of new entrants onto the register 31 October 2020 – 30 October 2021 (Base period 6)</b>	
Individuals	47
Associations / Groups	0
Total	47
<b>Number of new entrants onto the register 31 October 2019 – 30 October 2020 (Base period 5)</b>	
Individuals	38
Associations / Groups	0
Total	38
<b>Number of new entrants onto the register 31 October 2018 – 30 October 2019 (Base period 4)</b>	
Individuals	62
Associations / Groups	0
Total	62
<b>Number of new entrants onto the register 31 October 2017 – 30 October 2018 (Base period 3)</b>	
Individuals	50
Associations / Groups	0
Total	50
<b>Number of new entrants onto the register 31 October 2016 – 30 October 2017 (Base period 2)</b>	
Individuals	52
Associations / Groups	0

Total	52
<b>Number of new entrants onto the register 1 April 2016 – 30 October 2016 (Base period 1)</b>	
Individuals	32
Associations / Groups	0
Total	32
<b>TOTAL</b>	<b>281</b>

*Table 6 Self-build register monitoring information*

- 3.35. The council has three years following the end of each base period to permission equivalent plots of land for self-build development, as there are entries for that base period. Base periods run from October – October, so the applicable period for the 2021/22 monitoring report is Base Period 3, with the cumulative three years ending in October 2021.
- 3.36. There have been **57 full planning** permissions granted for self-build development up to October 2021<sup>1</sup>.
- 3.37. The PPLP (2020) allocates sites for housing in the district. Several larger sites have a proportion allocated for custom self-build (CSB) plots to help meet the demand on the register. Approximately 75 additional plots will be provided through allocated sites in the PPLP.
- 3.38. In addition, in Policy CSD9 of the emerging CSR, criteria 2c. stipulates that 10% of 350 dwellings shall be self-build or custom-build, together with a proportion of self-build and custom-build homes in the new garden settlement in Policy SS5(2).
- 3.39. As a result, the council consider that we currently have enough suitable serviced plots of land through local plan allocations, plus any windfall sites that may come forward through the planning process, to meet the demand for self-build and custom housebuilding in the district.
- 3.40. More details about the self-build and custom housebuilding register, and how to apply, can be found on the council's website on the self-build page.

#### Brownfield land register

- 3.41. The Town and Country Planning (Brownfield Land Register) Regulations 2017 make it a statutory duty for the council to prepare, maintain and publish a register of brownfield land that meets all the criteria specified in the regulations.
- 3.42. The Folkestone & Hythe District Brownfield Land Register will be reviewed and updated on an annual basis. More information can be found on the council's website on the brownfield register page.

<sup>1</sup> Not including outline planning applications

3.43. As of March 2022, there were **118 sites** listed on the brownfield land register; of which **42** were recorded as completed, **23** under construction.

## Employment

3.44. The CS (2013) set a minimum target of 10ha net additional employment floor space by 2016.

Monitoring Period	Employment Net completions (sqm)
2006/07	-5,440
2007/08	7,493
2008/09	5,729
2009/10	-8,765
2010/11	919
2011/12	6,148
2012/13	4,016
2013/14	2,800
2014/15	-1,679
2015/16	2,777
2016/17	-736.6
2017/18	3,453
2018/19	**
2019/20	**
2020/21	**
2021/22	**
<b>Total</b>	<b>16,714.4 (1.6 ha)</b>

*Table 7 Employment net completions since 2006*

\* Prior to 2008 only the B use classes were monitored and A2 was included with B1.

\*\* Due to work on the examination of the PPLP and CSR, it has not been possible to monitor employment floorspace at this time.

3.45. The Commercial Information Audit (CIA) will be reviewed and updated during the 2022/2023 monitoring period.

## Retail & town centres

3.46. In September 2020, amendments to the use classes order came into force. The town centre use classes included in this section are:

- B2 - General industrial
- B8 - Storage or distribution
- C2 - Residential institutions (residential care homes and nursing homes)
- C3 - Dwellinghouses
- E - Commercial, business and service (including shops, financial and professional services, restaurants and cafes and business)
- F1 - Learning and non-residential institutions (including schools, colleges, galleries, museums, public libraries, exhibition halls and churches)
- F2 - Local community uses (including community halls, outdoor sport or recreation locations.)
- Sui Generis – (including cinemas, launderettes, fuel stations, betting shops, drinking establishments and hot food takeaways)

## Shopping surveys

3.47. The information for this section of the report has been collected from town centre shop frontage surveys.

3.48. Policy SS4 of the CS (2013) requires that 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 the centres. This is measured through an annual survey of town centre vacancy rates in Folkestone Primary, Hythe, New Romney, Cheriton and Sandgate shopping areas. The vacancy rates are reported on shop frontage length not number of units. The target is that vacancy rates by frontage should not exceed 10 per cent.

3.49. The shop frontage survey was carried out in December 2021. The percentage of each use class for the centres of Folkestone, Hythe, New Romney, Cheriton and Sandgate are shown in the pie charts below.

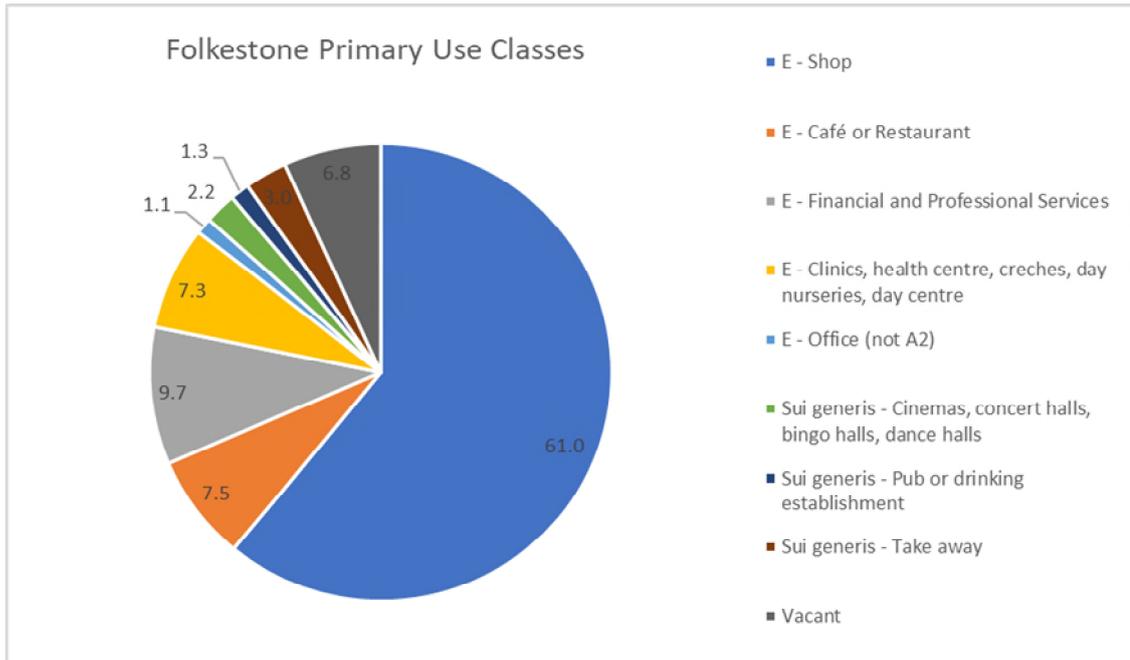


Figure 1 Folkestone percentage of each use class

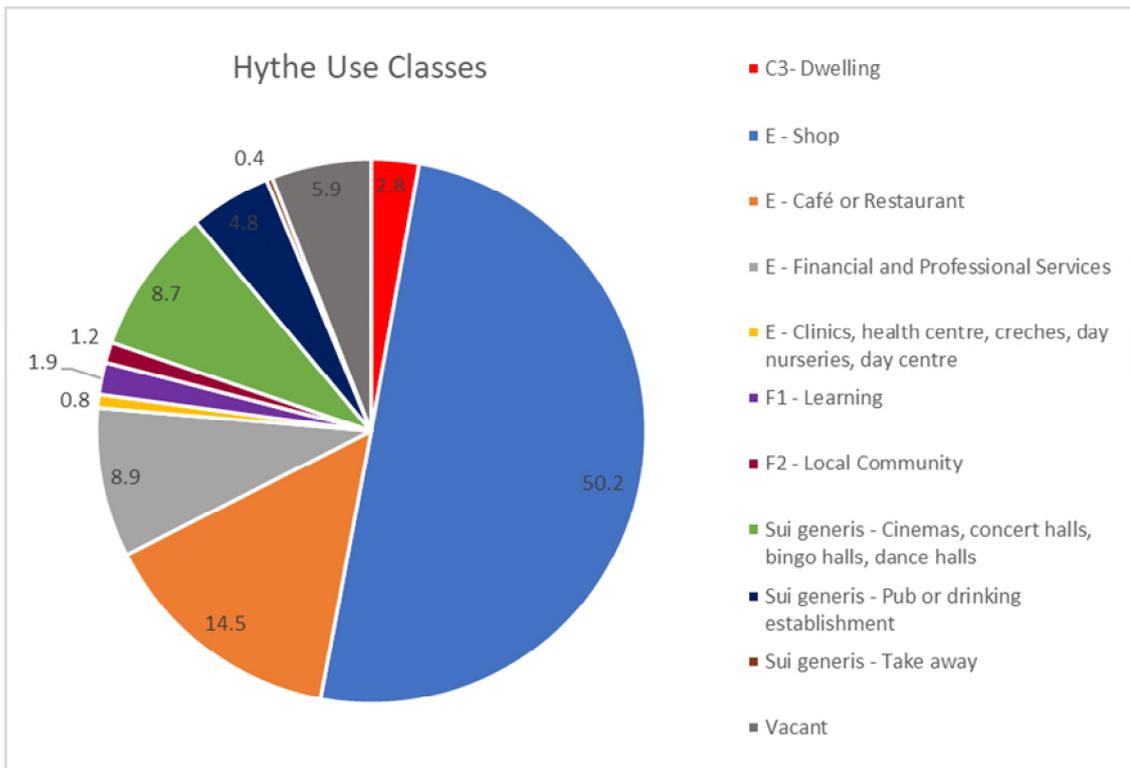


Figure 2 Hythe percentage of each use class

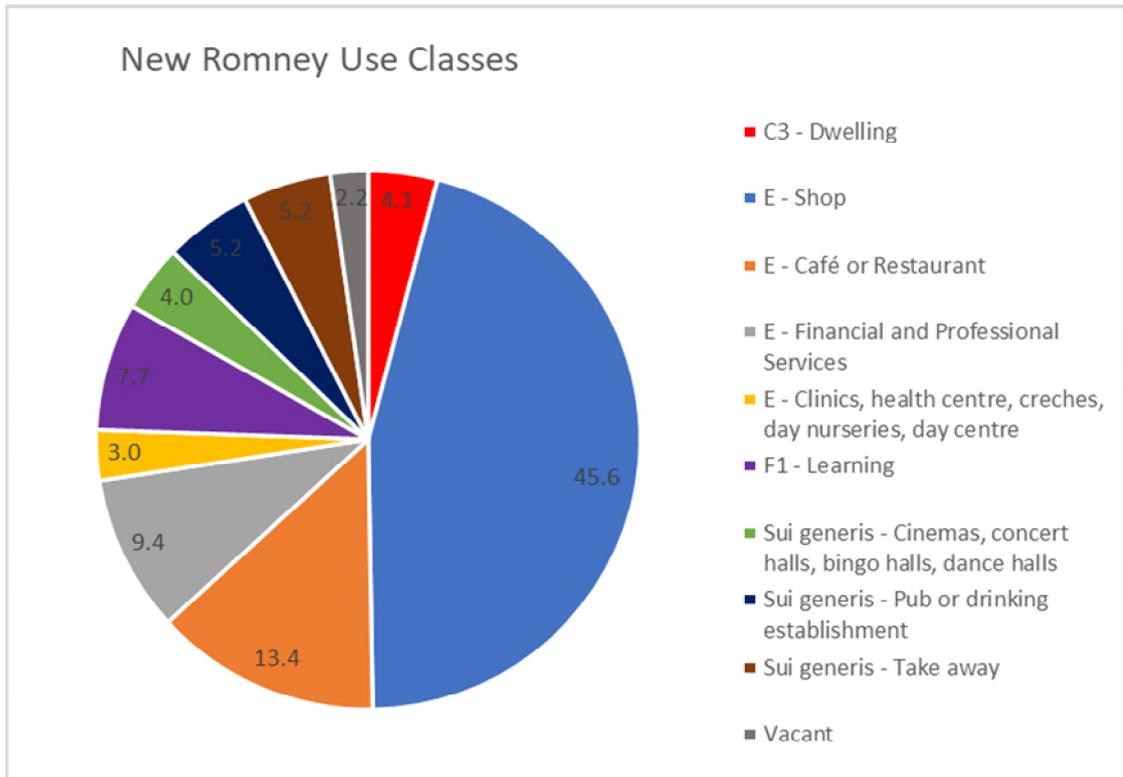


Figure 3 New Romney percentage of each use class

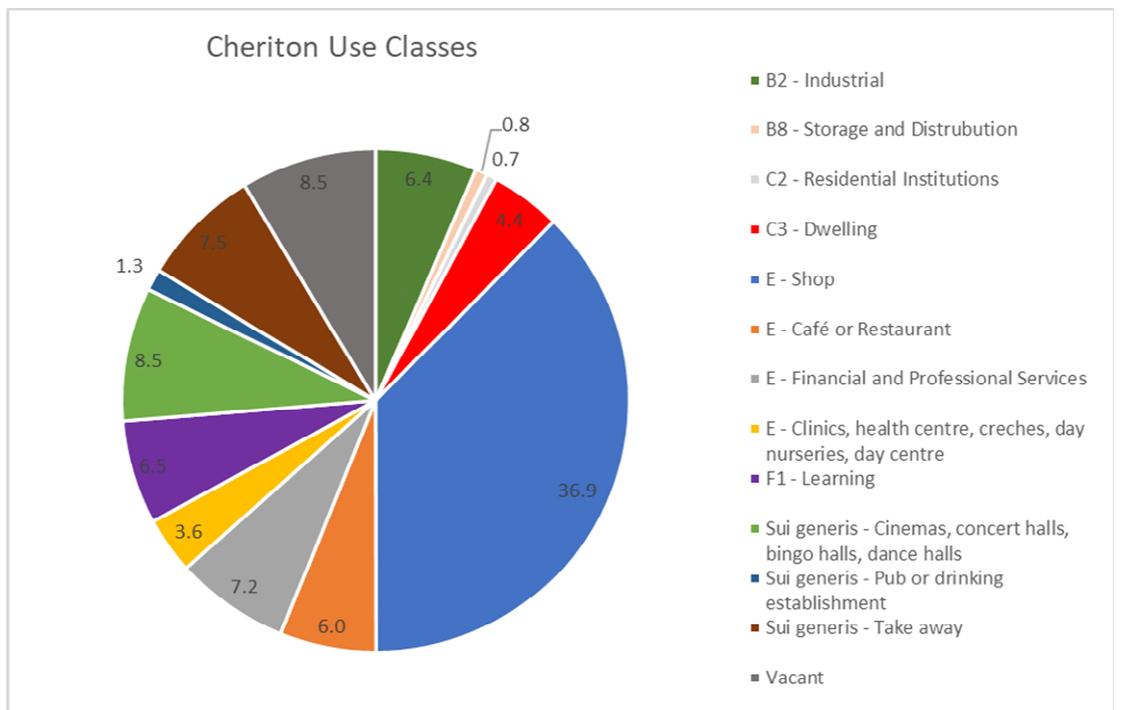


Figure 4 Cheriton percentage of each use class

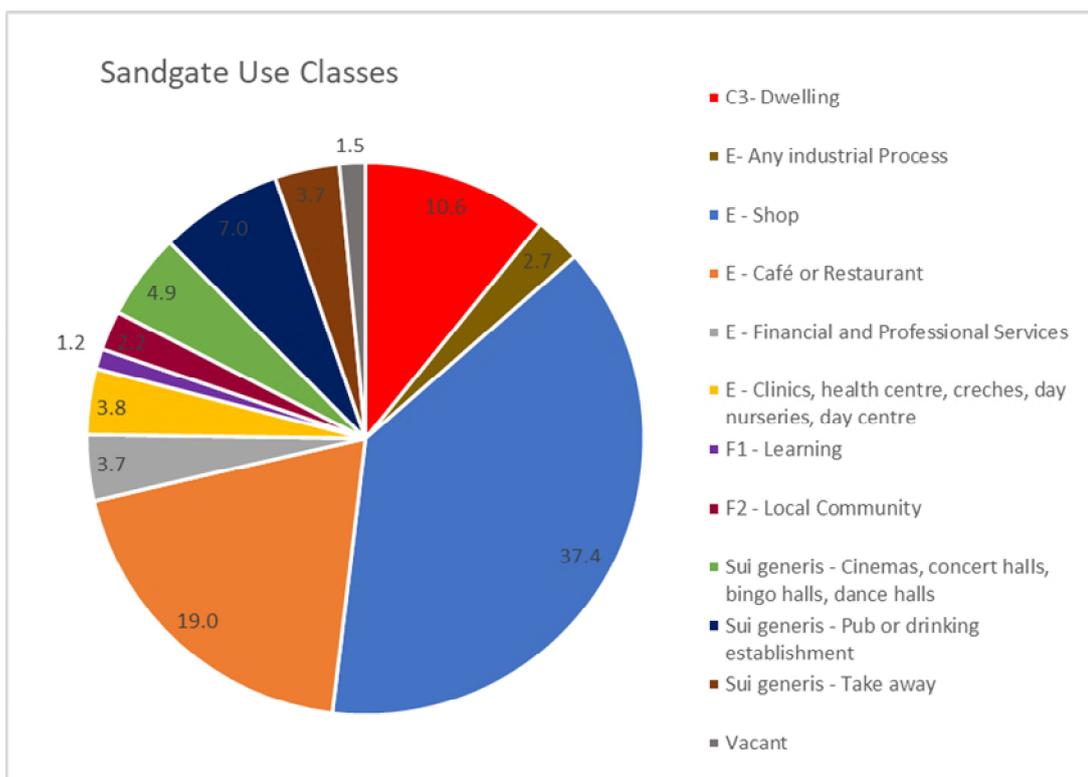


Figure 5 Sandgate percentage of each use class

3.50. The vacancy levels for the primary shopping centres of Folkestone, Hythe, New Romney, Cheriton and Sandgate are shown in descending order in Table 8 below. Unfortunately, the shop frontage surveys were not carried out in 2020 because of the covid pandemic.

Retail centre	2021 vacancy level (%)	2019 vacancy level (%)	2018 vacancy level (%)
Folkestone	6.8%	4.9%	7.2%
Hythe	5.9%	6.9%	5.1%
New Romney	2.2%	1%	2.7%
Cheriton	8.5%	9.8%	10.6%
Sandgate	1.5%	1.5%	1.5%

Table 8 Vacancy levels for primary shopping centres

3.51. Retail and hospitality businesses on the districts high streets have been through a very tough two years and table 9 shows that the vacancy levels for Folkestone

and New Romney have increased. However, perhaps surprisingly, Hythe and Cheriton vacancy levels have reduced, and Sandgate remains the same.

### Mixed-use development

3.52. Progress has continued on a number of 'major' residential developments which will see many new community facilities, public services and new build employment premises. The following developments have now begun:

- **Folkestone Harbour and seafront** - Outline planning consent (Y12/0897/SH) was granted in 2015 for a mixed development comprising up to 1,000 dwellings (C3); and 1,000 sqm of commercial floorspace (A1, A3, A4, A5, B1, D1, & D2). Reserved matters (Y18/1252) were approved at the end of 2018 for the first residential phase (84 dwellings) of the project at the western end of the site (plot B, opposite the Leas Lift). Construction started in January 2020 and is expected to be completed in Spring 2023.
- **Hawkinge mixed-use land** – Outline planning (Y10/0738/SH) was granted in 2011 for a mixed-use development comprising of business units (class B1/B8) and a retirement village (class C2). The delivery of the commercial units were completed in 2018. Reserved matters (Y14/0336/SH) for the retirement village consisting of 61 bungalows and 50 apartments were approved in 2014 and is currently under construction. Completion is expected in 2023/24. Several of the business units were subject to a change of use application (Y20/0657/FH) in 2020. Conversion of office blocks A, B and C to 23 residential units was completed early 2022.
- **Nickolls Quarry, Hythe**– Outline planning permission (Y06/1079/SH) was granted in 2010 (varied by Y15/0094/SH) for a residential led development providing 1,050 dwellings and include a major community facility on the former Nickolls Quarry site. Reserved matters (Y13/0736/SH) were granted for the first 192 dwellings as part of the first phase of the development, which was completed in 2020/21. A further 208 dwellings were approved as part of a reserved matters application (Y18/1306/SH) for Phase 2 in 2019 and are currently under construction. The remaining 650 dwellings were subject to a revised outline application (Y19/1492/FH) in 2019 and this application is awaiting determination.
- **New Romney broad location** –Phase 1 of the development was completed in 2020/21, delivering a total of 173 dwellings. An outline planning permission (Y18/1404/FH) for phase 2 for an additional 117 dwellings were approved in 2019 with a reserved matters application (Y21/007/FH) for 104 dwellings granted in 2021. Construction of phase 2 has now commenced on site.
- **Princes Parade, Hythe** – Planning permission (Y17/1042/SH) was approved at planning committee in 2018 and comprises a swimming pool and leisure centre, public open space, up to 150 homes (including up to 45

affordable units), a widened public promenade for walking and cycling, and some commercial units including a café, restaurant and boutique hotel. A 'Stopping Up Order' for Princes Parade was subject to a public inquiry in October - November 2021. The Order was granted by an independent planning inspector in January 2022.

- **Shorncliffe Garrison, Folkestone** – A hybrid application (Y14/0300/SH) was approved in 2016 including detailed consent for the first 294 dwellings; and outline permission for a remaining of 906 as well as a new primary school, leisure facilities including a pavilion for the football pitches. The first 294 dwellings were completed in 2019/20, with multiple subsequent phases currently under construction. To date 523 dwellings have been recorded as completed across the site.
- **Sellindge broad location** – A hybrid application (Y14/0873/SH) for Phase 1 was granted planning permission in January 2016. This included full planning permission for 50 dwellings and outline permission for a further 200 dwellings, a village green and play equipment. In 2019, a reserved matters application (Y18/0402) was approved for 190 dwellings together with a mixed-use local centre containing parish offices, associated storage and commercial floor space. This now at an advanced stage of construction and is expected to be completed in 2023. In 2019, an outline permission (Y16/1122/FH) was also approved for phase 2 (site B) for up to 162 houses including affordable, self-build and retirement housing, up to 929 square metres class B1 business floor space, allotments, a recreational ground and multi-use games area and a nature reserve. A reserved matters application (Y21/0279/FH) was submitted for 34 dwellings and 20 self-build plots together with drainage features, wetlands and open space in early 2021; and is awaiting determination. A further reserved matters application for the remainder of the site was submitted in early 2022 and is also awaiting determination.

## Transport

3.53. It is important to understand the modes of transport being used by the public against the PPLP transport policies. The street hierarchy within the PPLP is:

- ↓ Pedestrians
- ↓ Cyclists
- ↓ Public transport
- ↓ Private vehicles

### Pedestrians and cyclists

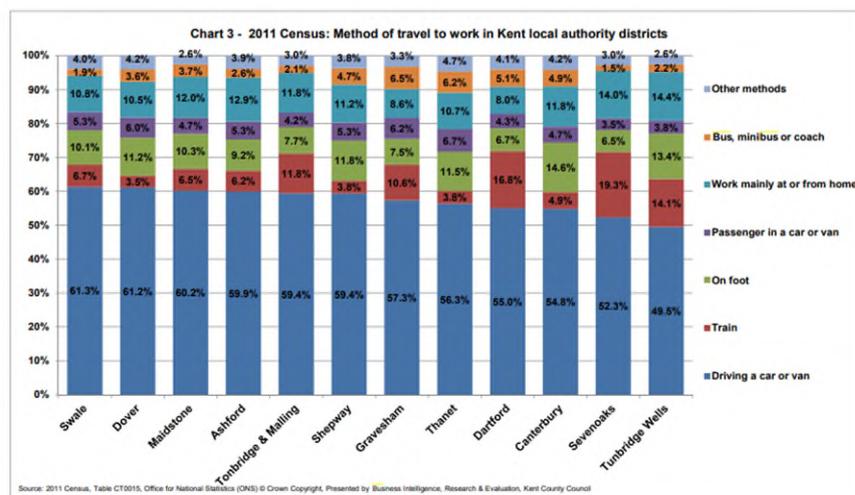
3.54. Walking is not currently recorded by any measure other than a question in the census relating to travel to work.

3.55. The Office for National Statistics aims to publish all main Census 2021 data within two years of census. As the census was undertaken during the recent pandemic it is not known how useful the results of the census will be for travel to work data.

3.56. The council has prepared a local cycling and walking infrastructure plan (LCWIP) dated November 2019 for the district to identify where future investment in improved walking and cycling routes might be targeted. The LCWIP document places the district council in a positive position in the context of the Government's push for investment in "active travel" measures and interventions.

### Public transport

3.57. Information from the 2011 Census shows that the majority of people in the district (57.3% of the resident working population) travel to work by motor vehicle, with only 8.5% using forms of public transport.



3.58. Train station usage data, gathered by the Office of Rail and Road, for the estimated total number of entries and exits made at stations reveals the dramatic effect the Coronavirus (CoVid-19) pandemic has had on all rail travel in the district, as shown in Table 9 below.

<b>Station name</b>	<b>Entries and exits (2020-21)</b>	<b>Entries and exits (2019-20)</b>
Folkestone Central	267,698	1,031,302
Folkestone West	201,292	775,466
Sandling	20,000	96,612
Westenhanger	18,902	80,168

*Table 9 Train station usage data*

3.59. Folkestone Central and Folkestone West, which have the high-speed service to London, remains the most used stations within the district.

## Natural environment

### Green & Blue Infrastructure Strategy

3.60. Consultants have been commissioned to produce a green & blue infrastructure strategy to replace the 2011 green infrastructure plan. They have carried out a comprehensive evidence gathering exercise, which was followed by an examination of evidence that included analysis of mapped datasets and the review of documents and strategies, from both Folkestone & Hythe District Council and other organisations.

3.61. Workshops and meetings to explore green and blue infrastructure priorities with stakeholders, local councils and elected councillors were held via Zoom during Spring 2021. The findings from the workshops and the consultation responses will be taken into account in the GI strategy. A draft of the green & blue infrastructure strategy has been completed and this will be consulted upon during the AMR 2022-23 monitoring year.

### Climate change

3.62. Since declaring a climate & ecological emergency in July 2019, progress has been made towards achieving our ambitious net zero targets for 2030 such as:

- A proposal for developing a district-wide carbon plan was presented to the cabinet in March 2022.
- Formation of a Carbon Innovation Lab (CI-Lab) - an informal voluntary forum consisting of local businesses, community groups, and special interest groups to develop and deliver actions to reduce emissions across the district.

As a council we are taking actions across a wide range of services to tackle our own carbon emissions and we are also working with others to look at emissions across the district as a whole. Further information on some of the projects we are delivering, such as insulating homes, providing electric vehicle charging points, installing solar panels, helping businesses to become more energy efficient and improving biodiversity can be found on the council's website:

<https://folkestone-hythe.gov.uk/climatechange>

## Air quality

- 3.63. The council monitors air quality across the district. The main source of air pollution in the district is road traffic emissions from major roads, notably the M20, A20, A259, A260 and A2034. Other pollution sources, including commercial, industrial and domestic sources, also make a contribution to background pollutant concentrations.
- 3.64. Folkestone & Hythe District experiences relatively good air quality, with no reported exceedances of the annual mean NO<sub>2</sub> AQS objective since monitoring begun in the district. As a result of this, there have never been any declared air quality management areas (AQMAs) within the district.
- 3.65. The council continues to review its monitoring network, deploying new monitoring sites in areas where there has either never been any monitoring conducted, or where there is a possibility of there being elevated NO<sub>2</sub> concentrations. Two new monitoring locations were deployed in 2020; DT17 and DT18, respectively located on St Andrews Road and Littlestone Road in Littlestone-on-Sea. This allows the council to continue to ensure that its residents can experience relatively good and compliant air quality conditions.
- 3.66. The monitoring results from 2021 show that annual mean NO<sub>2</sub> concentrations within the Folkestone & Hythe District continue to be well below the relevant AQS objectives at all monitoring locations. Further information on Air Quality can be found in the Air Quality Annual Status Reports available to view on the council's website:

<https://www.folkestone-hythe.gov.uk/environmental-protection/pollution/air-quality>

## Five year housing land supply (YHLS)

- 4.1. The National Planning Policy Framework (NPPF 2021), Paragraph 73, requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.
- 4.2. The five YHLS calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district in the next five years.
- 4.3. A formal assessment is conducted on five YHLS annually, with a year running from 1<sup>st</sup> April to the 31<sup>st</sup> March the following year. The relevant five-year period is currently 1<sup>st</sup> April 2022 to the 31<sup>st</sup> March 2027.
- 4.4. The CSR has a 'stepped' rather than an annualised approach to meeting its housing need requirement over the plan period to 2036/37. Therefore, the five YHLS calculation set a minimum housing figure of 622 dpa for years 2022/23 – 2023/24 and 885 dpa for years 2024/25 – 2026/27.
- 4.5. The Table shows that as of the 1<sup>st</sup> April 2022, the council could demonstrate a **5.1** five YHLS based upon its proposed 'stepped' requirement.

<b>Five year housing land supply 2022/23 – 2026/27 (stepped requirement)</b>			
<b>Row</b>			<b>5-YHLS</b>
1	Annualised figure across five year period	Calculated using the standard methodology	622 622 885 885 885
2	Five year requirement	Calculated as the sum of row 1	3,899
3	Current shortfall	19/20 = 569-462= -107 20/21 = 415-489= +74 21/22 = 622-454= -168  *DLUHC discounted the housing requirements for years 19/20 and 20/21 by 31 days and 122 days respectfully due to the impact of Covid-19.	201
4	Five-year requirement plus shortfall	Row 2 plus row 3	4,100
5	Annualised figure with shortfall	Row 4 divided by 5	820
6	5% buffer	Add 5% buffer as required by paragraph 73 in the NPPF. Calculate as 5% of Row 4	41

7	Total five Year Land Supply Figure	Row 4 plus Row 6	4,141
8	Total five Year Land Supply Figure (Annualised)	Row 7 divided by 5	828
9	Capacity of identified sites	Capacity used is that expected to be delivered within five years by CSR / PPLP housing allocations without planning permission.	1,219
10	Extant planning permissions	Capacity used is that expected to be delivered within five years from extant permissions; including CS and PPLP housing allocations with planning permission.	2,851
11	Windfalls (years 4 & 5)	This figure is calculated at 95 units per year base on work carried out by the Strategy and Policy Team as part of the preparation for the new local plan	190
12	Total identified supply	Total of rows 9, 10 and 11	4,260
13	Supply position (years)	The number of years supply ((row 12 minus row 7) divided by (row 8)) plus 5	<b>5.1</b>

*Table 10 Five Year Housing Land Supply 2021/22 – 2025/26 (Stepped requirement)*

## 4. Infrastructure

- 5.1. The community infrastructure levy (CIL) is a charge on new floorspace that local authorities can choose to introduce on new development to raise money for a range of infrastructure needs. These include transport, education, community uses, open spaces and leisure facilities. The council adopted its CIL charging schedule and supporting policies on 20th July 2016.
- 5.2. The council began operating CIL on 1st August 2016, it has started to collect receipts and the expectation is that there will be a relatively consistent flow of payments in the future. Further information is provided on the CIL pages of the council's website:

<https://www.folkestone-hythe.gov.uk/planning/community-infrastructure-levy>

- 5.3. With the introduction of the infrastructure funding statement (IFS) the monitoring of CIL, together with the section 106 contributions, can now be found in the IFS and the infrastructure schedule rather than in the AMR. The IFS sets out that the amount of CIL receipts received in 2020/21 was £318,292.41 and CIL expenditure (as passed to Parish and Town Councils and CIL Admin) was £113,377.71. Further information on headline figures can be found in the IFS.

