Council Opening Statement Matter 4A – SHORNCLIFFE GARRISON

ISSUE BY ISSUE SUMMARY

Introduction

Redevelopment at Shorncliffe will renew the military estate in Shepway.

This accords with national defence needs, and secures the MoD’s contribution to the local economy and the stewardship of defence land in Shepway is retained.

The site is in line with national objectives to:
- dispose of surplus public sector land, and
- the efficient re-use of previously developed land

The proposal will ensure major greenspace will now be managed sustainably for the district

The allocation will also provide a choice of homes for Shepway meeting local needs, and providing significant community facilities.

Location, Boundary & Mix of uses

Growth of Folkestone central to addressing regeneration needs in Shepway, which is supported by the evidence base and is also supported by SE Plan

Folkestone has coast to the south and east with open countryside, incorporating AONB and Special Area of Conservation to the north. Therefore in the Council’s view previously developed land adjoining western Folkestone is justified.

The boundary of the proposed allocation reflects all of the Shorncliffe Garrison area which is important so as to reflect the new reprovisioned MoD premises. The boundary also includes the brownfield sites plus other non developable
which is considered important for supporting the residential development’s, and Shepway’s, green infrastructure

However it is worth noting that not all MoD landholdings west of Folkestone are included in the boundary, namely the weekend training camp and Dibgate Camp to the west of the allocation. Redevelopment of open countryside land is not sought

Mix of uses:
The proposed allocation involves the modernisation of the MoD’s facilities and residential development supported by
- open space
- upgraded sports facilities
- primary school – required in context of overall Folkestone growth
- Health centre / GP facilities in recognition of local need.

Consideration of Alternatives

Throughout the process, and whilst details have evolved, this site has been for
- military re-provisioning & on-site upgrade in the south & northwest of the current MoD land
- a new residential community with open space and community facilities in the north/centre of Shorncliffe, adjoining Cheriton

Alternatives to concentrating on the urban area were explored at Issues & options[G1-G3]; Core Strategy Issues and Options].
This option carried through with testing site options at Preferred Options Consultation [G5]. The Preferred Option FH3 identified Barracks land near Cheriton for
- At least 900 homes
- Community facilities
- Open space

With the stated objective of ensuring improved MoD premises.

Other options considered were:
- To continue the current approach of policy HO3 of the Local Plan (FH3a) or
- Have no policy for the site (FH3b).

Both these alternative options would be unlikely to deliver reprovisioning works and the long term retention of the military in Folkestone which is a key consideration.

The site is unique and other sites could not deliver the reprovisioning of the garrison. However, the only other site of comparable size (although still consierably smaller) is land to the east of Hawkinge which is solely a housing option and is unsuitable due to its location in the AONB. This site was rejected at Preferred Options policy ND4a.

The SHLAA shows no other developable sites on the edge of the urban area, which is a reflection of major constraints.

Further options testing focused on the internal layout and the extent of MoD land to be retained..

Building on the Preferred option the MoD hosted local consultation in 2010 on the initial proposals for the redevelopment of the garrison [A79 –p21 and some additional residential development.

This lead to the option illustrated in the publication Core Strategy / MoD document A71 (masterplan).
The key changes were-

- Retention of open space towards centre of Shorncliffe ['Le Quesne’] through a ‘swap’ with land west of Horn Street, in response to feedback.
- Further examination of military requirements that confirmed an additional land release with capacity within the central portion of Shorncliffe for up to 1200 dwellings.

Further detailed layout options respond to local concerns [A77].

**Transport**

Key points:
The proposed allocation is considered to be in a good location for access to the strategic network – particularly Folkestone West station & M20 J12

The need to travel (far) is minimized by-

- On-site community facilities (benefits recognised in NPPF)
- Nearby priority centres of activity & other shops/ employment premises

A Package of sustainable travel measures would be introduced [A73] as part of the development of the site.

A full set of junction improvements are out in the CS at Appendix 2, differentiating between critical and necessary infrastructure.

**Heritage**

Regard has been had to this issue in preparing the strategic policy
The Masterplan [A71] identifies Scheduled Ancient Monuments, Listed Buildings and a number of other Heritage Assets (see also the plan on S19 – wider context).
This has influenced the built form of development proposed, whilst the masterplan includes the conversion and reuse of identified heritage assets, ensuring their viable retention.

Expanded criterion [in A117] (the January 2012 Plan) to ensure appropriate heritage analysis is explicitly built in to policy.

Shorncliffe Redoubt & open land in west / south of the site are not to be redeveloped.