Shepway Core Strategy
Examination of Proposed Submission Document July 2011
4th May 2012

KCC Statement Matter 3

Matter 3 Folkestone Racecourse
[Core Strategy policy: SS8]

Issue 3: Are the Core Strategy’s proposals for Folkestone Racecourse realistic, deliverable, adequately justified and consistent with national and regional policies?

Support for the Racecourse proposals

3.1 KCC responded to the consultation on the proposed Submission Document of July 2011 with a report approved by its Cabinet Member for Environment Highways and Waste. This established that development outside the main urban area would be necessary if a target of 8,000 dwellings were to be achieved. A third strategic site is therefore identified at Folkestone Racecourse where it is planned to build a new racecourse with improved facilities, with enabling development of up to 820 dwellings).

3.2 KCC supported the proposal for Folkestone Racecourse in response to the consultation of July 2009 on the basis that it could capitalise on improved rail services, secure the long-term future of Folkestone Racecourse, and provide additional services for the residents of Westenhanger, Newingreen and Stanford.

3.3 KCC continues to support mixed development of the racecourse subject to developer funding of necessary community infrastructure and services, including additional primary school capacity and improved access.

School capacity

3.4 KCC submitted the following detailed comments on Policy SS8:

“New housing at Folkestone Racecourse will require at least a new one form entry school. Smaller scale housing development nearby at Sellindge will also require further additional school places, ideally via an expansion of Sellindge Primary School. KCC seeks a flexible solution that would allow at least a new one-form entry primary school at the racecourse site, and in addition retains the options of either extending Sellindge Primary School OR providing a new 2 form-entry primary school at the racecourse. KCC seeks that any development at Sellindge only be granted permission if additional primary school places at Sellindge Primary School, or the new “Race Course School” can be realised.”

3.5 KCC proposed minor changes to wording to make clear that in addition to the provision of the land, contributions will be necessary towards construction of the school buildings and that the school should if possible have a site capable of development to two form entry. Contributions are also needed towards the cost of additional secondary school places within existing schools. KCC also commented that in Appendix 2 (Table 6.1 Item 11) the cost of the primary school at Westenhanger will be between £6M and £8M not £4M to £8m.

3.6 The Schedule of amendments (1 Policy) does not refer to changes to Policy SS8 in response to KCC’s comments. However, the Submission Document January 2012 includes
amended clause (e) which states “The proposal includes on site provision for … land for an (up to a two form entry size) primary school and appropriate financial contributions towards the school…”

3.7 Amendment Y105 would also add a new sentence to para. 4.182 as follows:
“However, appropriate land (up to approximately 2 ha) to accommodate up to a 2 form entry primary school should be safeguarded and developed as required, together with financial contributions for pupil places to meet the requirement of the development”. (January Submission para. 4.179)

3.8 Amendments Y105 and Z78, and Policy SS8 clause (e) in the January 2012 Submission would deal with KCC’s principal concern with Policy SS8.

3.9 KCC also sought an amendment to Policy CSD9 with regard to school provision at Sellindge to mirror that proposed above to Policy SS8 (see Issue 5.2).