



## Overview and Scrutiny Committee

Held at: Council Chamber - Civic Centre, Folkestone

Date: Tuesday, 16 January 2018

Present: Councillors Miss Susan Carey, Peter Gane (Chairman), Clive Goddard, Ms Janet Holben, Mrs Claire Jeffrey (Vice-Chair), Michael Lyons, Frank McKenna, Ian Meyers, Russell Tillson and Mrs Rodica Wheeler

Apologies for Absence

Officers Present: Kate Clark (Committee Services Officer), Ben Geering (Head of Planning), Charlotte Spendley (Head of Finance), Adrian Tofts (Planning Policy Manager) and Lee Walker (Group Accountant)

Others Present:

### 67. **Declarations of Interest**

There were no declarations of interest.

### 68. **Minutes**

The minutes of the meeting held on 12 December 2017 were submitted, approved and signed by the Chairman.

### 69. **Council Tax Base 2018/19**

The Council is required to decide its tax base which will be used in the calculation of Council Tax for 2018/2019. Report C/17/75 proposes the tax base recommendations for the Council's approval.

Mrs Charlotte Spendley, Head of Finance, presented the report to the Committee.

Members questioned the number of dwellings on holiday parks in the District which are subject to Council Tax. Mrs Spendley will return to members with this information.

Overall members agreed this report showed a good position and positive outcome.

Proposed by Councillor Ms Susan Carey  
Seconded by Councillor Michael Lyons and

**Resolved:**

**1. To receive and note report C/17/75.**

(Voting: For 10; Against 0 ; Abstentions 0)

**70. Update to the General Fund Medium Term Capital Programme and Quarter 3 Monitoring 2018/19**

Report C/17/72 updates the General Fund Medium Term Capital Programme for the five year period ending 31 March 2023. The report also provides a projected outturn for the General Fund capital programme in 2017/18, based on expenditure to 30 November 2017. The General Fund Medium Term Capital Programme is required to be submitted to full Council for consideration and approval as part of the budget process.

Mr Lee Walker, Group Accountant - Capital and Treasury Management, presented the report

Members noted the following:

- Council vehicles purchased, not leased.
- Coast protection, funding provided by the Environment Agency.
- Capital investment of major initiatives and borrowing requirements.

Proposed by Councillor Michael Lyons  
Seconded by Councillor Russell Tillson and

**Resolved:**

**1. To receive and note report C/17/72.**

(Voting: For 10; Against 0; Abstentions 0)

**71. Core Strategy Review Regulation 18 Consultation**

Report C/17/73 is to update Cabinet regarding progress with the Core Strategy Review. A draft of the Core Strategy Review (Regulation 18 Consultation document) is provided as Appendix 1.

This report asks Cabinet's approval to undertake public consultation on the Core Strategy Review under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and seeks delegated authority for the Head of Planning to make any amendments needed for the Regulation 18 consultation (arising from the Sustainability

Appraisal and Habitat Regulations Assessment process and any other necessary changes) in consultation with the Cabinet Member for the District Economy.

Mr Ben Geering, Head of Planning, provided a presentation of the Core Strategy Local Plan Review which is attached.

Members noted concerns around the following:

- Carbon efficiency at Otterpool Park. Specific details of this will be included in the Masterplan.
- Number of new homes to be built in the District. Housing Delivery Target must be achieved.
- District wide healthcare. The Places and Policies Local Plan document proposes the provision of a healthcare hub in New Romney and council officers are working closely with the Clinical Commissioning Group, GP practices and Kent County Council to deliver the project..

Members noted the public consultation period and were keen to know how this will be delivered. Mr Adrian Tofts, Planning Policy Manager, confirmed that the Communications Team are advising on how this will be undertaken, however members of the public and interested groups will be welcome to comment on any part of the plan. There will be details on the council's website; consultation events will be held; and all individuals and groups on the council's consultation database will be contacted, as well as neighbouring authorities and statutory organisations.

The Chairman suggested that information could be included in residents' annual Council Tax bills to promote the District's website and clear directions to the Core Strategy Review. Mr Geering will contact the Communications Team to discuss.

Proposed by Councillor Peter Gane  
Seconded by Councillor Michael Lyons and

**Resolved:**

- 1. To receive and note report C/17/73.**

(Voting: For 9; Against 0; Abstentions 1)

The Chairman, Councillor Peter Gane, suggested an earlier start time of 6pm for the next Overview and Scrutiny Committee to be held on Tuesday 27 February 2018. Members were in agreement to this suggestion.

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# Core Strategy Local Plan Review

## Presentation to Overview & Scrutiny Committee

16<sup>th</sup> January 2018

# Core Strategy Local Plan Review

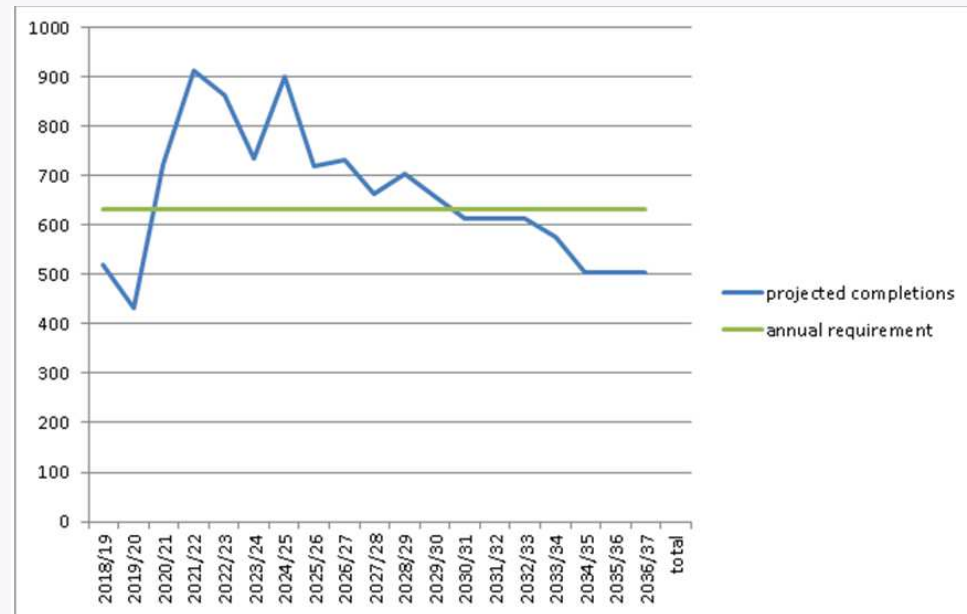
Report to Cabinet on 17<sup>th</sup> January 2018 sets out:-

- Draft Regulation 18 version of the Plan Review as prelude to public consultation in February/March 2018
- Planning for future housing need and housing delivery
- A revised spatial strategy including:
  - a strategic allocation for a new Garden Settlement
  - an extended broad location for development at Sellindge

# Core Strategy Local Plan Review- Housing Requirement and Delivery

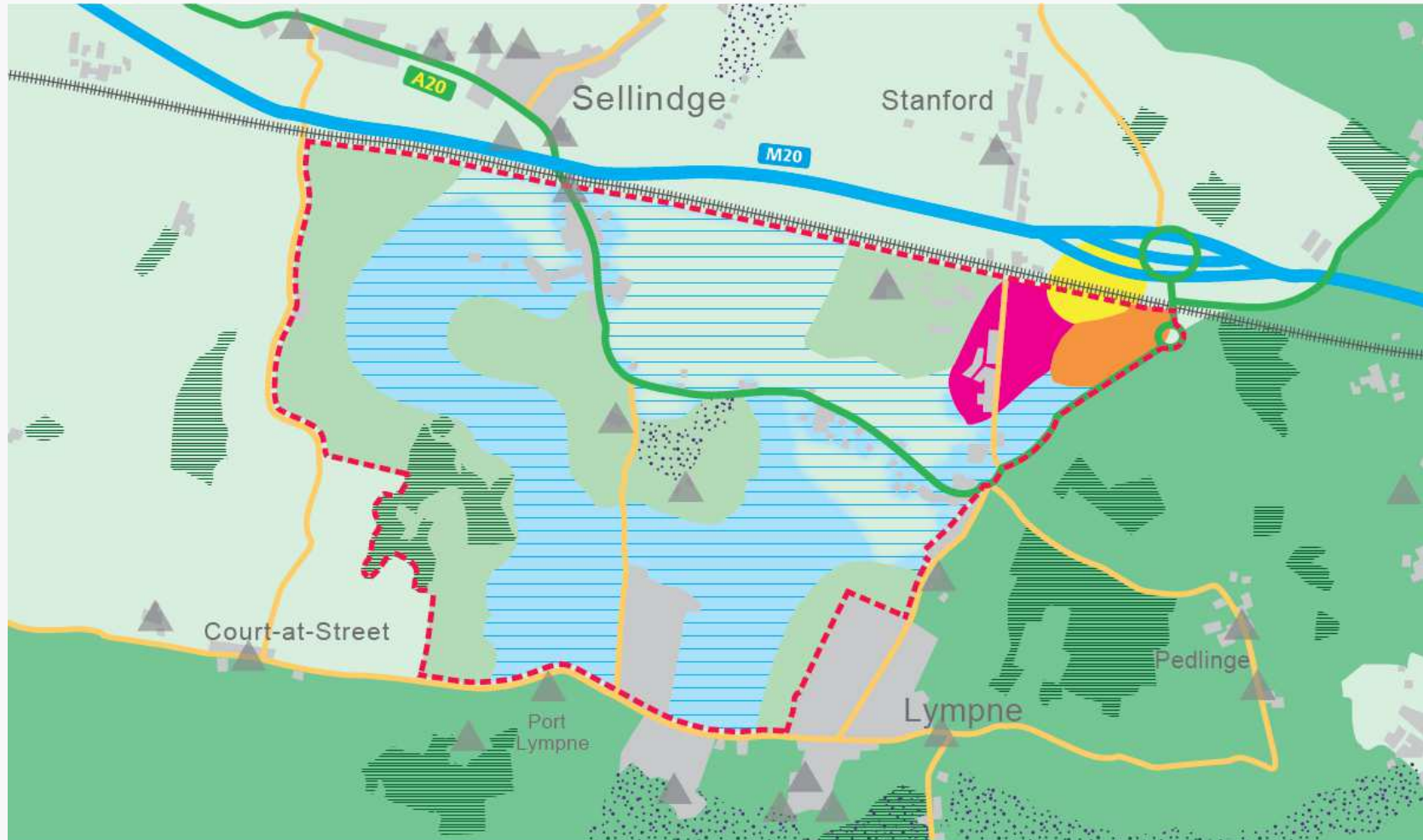
## Housing Delivery

- Existing requirement is 350 homes per year – being delivered by the Core Strategy, existing planning permissions and emerging sites in the PPLP
- Proposed requirement to 2037 based on SHMA is for 633 new homes per year in district between 2018 and 2037 - a total of 12,027 new homes needed over the plan period, including 139 affordable homes per year
- CS Review to meet the additional need beyond that already being planned for
- Preferred approach is based on local need established in SHMA in preference to emerging Government consultation which proposes a cap on new housing need of 490 homes per year over first 5 years of plan
- Delivery will not be linear – importance of considering the trajectory as larger sites and the garden town come forward



# Garden Settlement – Proposed site allocation

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**Policy SS6 - Garden Settlement North Downs - Indicative Strategy**

- |                      |                      |  |                                    |
|----------------------|----------------------|--|------------------------------------|
| A Roads              | Policy SS6 Boundary  | Town Centre                              | Business Hub                       |
| Motorway             | Railway              | Westenhanger Station - Transport Hub     | SSSI                               |
| Minor Roads          | Strategic Open Space | Mixed-Use Neighbourhoods                 | Ancient Woodland                   |
| Existing Built Areas | Kent Downs AONB      | Neighbourhoods with Landscape Mitigation | Heritage Assets (Listed Buildings) |



# Garden Settlement Policies

- Drawing on our substantial evidence base –Strategic allocation for a new garden town (Otterpool Park), capitalising on existing infrastructure, location and landscape quality
- Policy requirement for a minimum of 5,500 homes over the plan period until 2037, with development capacity within the red line of 8,000 -10,000 homes (subject to detailed masterplanning), drawn from evidence base work providing opportunity for growth beyond the plan period
- Ongoing discussions with consultees, providers and the site promoter regarding masterplanning, development requirements, and the challenging delivery and trajectory requirements

# Garden Settlement Policies

- Policies SS6-SS9 of the draft plan set out detailed policy requirements for a landscape led, highly innovative, efficient, connected and sustainable new settlement, delivered over the plan period and beyond building on aspirations set out in the Charter, including:
  - High levels of carbon and water efficiency with an aspiration for carbon and water neutrality
  - Infrastructure requirements, including station enhancements to ensure the town is HS1 ready and has facilities to serve its growing community and the surrounding villages
  - Mixture of homes to meet housing need, including provision of affordable rent and shared equity, self and custom build, private rental sector and specialist housing to meet the needs of the elderly
  - Delivery of the highest quality townscape and landscape, to make a place of real character

# Broad Location - Sellindge



Policy CSD9 - Sellindge Strategy

- |                   |                          |                             |                                       |
|-------------------|--------------------------|-----------------------------|---------------------------------------|
| A Roads           | Employment (B1)          | Existing Primary School     | Improved Connectivity                 |
| Road Improvements | New Community Facilities | Expansion of Primary School | New Cycle/Pedestrian links to Station |
| Motorway          | Phase 1 Housing          | PPLP Allocations            | Landscaping                           |
| Minor Roads       | Phase 2 Housing          | Existing Built Areas        | Village Green                         |

# Revisions to policy CSD9 – Sellindge Strategy

- Existing policy for 250 homes in Sellindge, including provision of new village green, parish offices, shop, highway improvements and extension to school. Taylor Wimpey completing purchase and shortly to submit Reserved Matters application
- Aecom work identified significant further capacity for growth in the locality
- Detailed assessment of the village and future growth opportunity by officers – proposal to increase policy to up to 600 homes, provide localised employment opportunities and improve community facilities – extended primary school to 2FE, potential to expand/replace village hall, nursery facilities, allotments and sports facilities

# Employment Opportunities Study

- The ethos of O.P garden town provides an opportunity for a step change in the economic growth trajectory of Shepway
- Land space for advanced manufacturing, a business park, hybrid employment space and dispersed workspace hubs in local centres
- “An innovation district” approach is suggested to reflect changes to working patterns, with specific consideration given to phasing
- O.P could generate up to 6,800 jobs once fully operational
- O.P needs the unique selling points of being super-connected, an innovation place to enable start and scale-up business and a cluster/centre of excellence
- Four critical success factors: **branding and targeted promotion, incentives, innovation, delivery.**

# Evidence Base Progress

| Evidence Base Documents                    | Who          | Status             | Comments  |
|--|--------------|--------------------|---|
| Strategic Housing Market Assessment        | PBA          | Completed          | 633 dwellings per year 2014 – 2037, affordable need of 139 per year 2014-2037   |
| High Level Landscape Appraisal             | AECOM        | Completed          | Covers whole district   |
| Growth Options Report stages 1 and 2       | AECOM        | Completed          | Strategic growth opportunities  |
| Sustainability Appraisal (including HRA)   | LUC          | On-going           | Statutory requirement   |
| Transport Assessment                       | AECOM        | On-going           | Junction capacity assessments   |
| Strategic Flood Risk Assessment            | Herrington's | Completed          | East Stour River issues   |
| Shepway Water Cycle Report                 | In-house     | Underway           | Water stress area – site promoter to prepare catchment study                    |
| Self-build and custom-build                | In -house    | On-going           | Policy requirement in PPLP and CS Review  |
| Green Infrastructure Report                | In-house     | To be updated      |   |
| Sports Facilities Needs Assessment         | PLC          | Underway           | To be completed April 2018 to provide evidence of sports and playing pitch need |
| Employment Land Review                     | Lichfield's  | Completed          |   |
| Employment Opportunities Study             | Lichfield's  | Nearing completion | Sectors and business investment in OP   |
| Heritage Strategy                          | KCC          | Nearing completion | To inform policy  |
| Low Energy – Low Carbon                    |              | To be commissioned | To inform standards – opportunity for joint work with site promoter             |
| East Kent Gypsy, Traveller and Show People | East Kent    | Underway           | Statutory requirement   |
| Design Quality and Place Making            |              | To be commissioned | Eofl to Housing Delivery Fund proposed  |
| Demographic profiling of new settlement    |              | To be commissioned | Opportunity for joint work or promoter led                                      |
| Viability and Deliverability               |              | To be commissioned | To test emerging policies in the plan ahead of regulation 19 consultation       |

# Draft Planning Timetable and Next Steps

## Proposed Planning Timetable

|  | PROPOSED OTTERPOOL PARK PROGRAMME |  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |
|--|-----------------------------------|--|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|------|----|
|  | Year                              |  | 2016 |    |    |    | 2017 |    |    |    | 2018 |    |    |    | 2019 |    |    |    | 2020 |    |
|  | Quarter                           |  | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 | Q3 | Q4 | Q1   | Q2 |
| <b>WORK STREAM 1 - Local Planning Authority - Core Strategy Review</b> |                                   |  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |
| Establish Project Plan For Reviewing Core Strategy                     |                                   |  | ■    | ■  |    |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |
| SHMA Review (To Identify Housing Need)                                 |                                   |  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |    |    |      |    |
| Sustainability Appraisal (including assessment of alternatives)        |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |
| Strategic Growth Options Study   |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |
| Transport Capacity And Opportunities Assessment                        |                                   |  | ■    | ■  | ■  | ■  | ■    | ■  | ■  | ■  | ■    |    |    |    |      |    |    |    |      |    |
| High Level Infrastructure Assessment                                   |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |
| High Level Landscape Character Assessments                             |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |
| Employment Land Review Update  |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |
| Employment Opportunities Study   |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |
| Select Preferred Option and Draft Policies                             |                                   |  |      | ■  | ■  | ■  | ■    | ■  | ■  |    |      |    |    |    |      |    |    |    |      |    |
| Assess Framework Master Plan Against Draft Plan Policies               |                                   |  |      |    |    | ■  | ■    | ■  | ■  | ■  |      |    |    |    |      |    |    |    |      |    |
| Finalise Regulation 18 Draft Local Plan - Including SA and HRA#        |                                   |  |      |    |    | ■  | ■    | ■  | ■  | ■  |      |    |    |    |      |    |    |    |      |    |
| Cabinet Agree Consultation on Draft Local Plan                         |                                   |  |      |    |    |    |      |    |    | ■  |      |    |    |    |      |    |    |    |      |    |
| Regulation 18 Public Consultation On Draft Local Plan                  |                                   |  |      |    |    |    |      |    |    | ■  |      |    |    |    |      |    |    |    |      |    |
| Consideration of Reg 18 Representations / Objections                   |                                   |  |      |    |    |    |      |    |    |    | ■    | ■  |    |    |      |    |    |    |      |    |
| Make Modifications to Plan   |                                   |  |      |    |    |    |      |    |    |    |      | ■  | ■  |    |      |    |    |    |      |    |
| Prepare Regulation 19 Submission of Local Plan                         |                                   |  |      |    |    |    |      |    |    |    |      |    | ■  |    |      |    |    |    |      |    |
| Cabinet Approval of Regulation 19 Local Plan                           |                                   |  |      |    |    |    |      |    |    |    |      |    | ■  |    |      |    |    |    |      |    |
| Final Public Consultation On Submission Plan                           |                                   |  |      |    |    |    |      |    |    |    |      |    |    | ■  |      |    |    |    |      |    |
| Submit Local Plan With Evidence Base To PINS                           |                                   |  |      |    |    |    |      |    |    |    |      |    |    |    | ■    |    |    |    |      |    |
| Examination In Public (EIP) Including Inspector's Report               |                                   |  |      |    |    |    |      |    |    |    |      |    |    |    |      | ■  | ■  |    |      |    |
| Adopt Plan (if Inspector doesn't require changes)                      |                                   |  |      |    |    |    |      |    |    |    |      |    |    |    |      |    |    | ■  |      |    |

■ Work Completed    ■ Work Scheduled

**NOTES**  
 PINS = Planning Inspectorate  
 SA = Sustainability Appraisal ( throughout plan making process)  
 HRA = Habitat Regulation Assessment  
 PPA = Planning Performance Agreement  
 Duty to Co-operate runs through out planning process

# Questions and Comments