

This report will be made public on 7 April 2017

Folkestone

Hythe & Romney Marsh
Shepway District Council



Report Number **C/16/117**

To: Cabinet
Date: 19 April 2017
Status: Key Decision
Corporate Director: Susan Priest – Strategic Development
Cabinet Member: Councillor John Collier, District Economy

SUBJECT: Review of the Core Strategy Local Plan

SUMMARY:

This report sets out the progress that has been made on the review of the Core Strategy Local Plan (CSLP), including updates on the various technical work streams being undertaken. It also sets out the necessary actions to continue progressing the review in accordance with a programme that envisages a public consultation, pursuant to Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012, in January 2018.

REASONS FOR RECOMMENDATIONS:

Cabinet is asked to agree the recommendations set out below because:

- a) The recommendations will enable officers to progress the review of the Core Strategy Local Plan to provide for strategic level growth in the district for the period to 2037 and potentially beyond.
- b) The recommendations below have resource and financial implications for the Council.

RECOMMENDATIONS:

1. To receive and note report C/16/117.
2. That Cabinet, in its capacity as local planning authority, agree that the following evidence base documents inform the review of the Core Strategy Local Plan:

- a) The Strategic Housing Market Assessment (SHMA) report, prepared on behalf of Shepway District Council and Dover District Council by PBA, which identifies the Council's Objectively Assessed Need (OAN) for housing in the Plan review period.
 - b) The Sustainability Appraisal Framework prepared by LUC, to test options for draft strategic planning policies including suitable areas and densities for strategic level growth.
 - c) The Policy Assessment set out in Appendix A which identifies the policies in the adopted Core Strategy Local Plan that it will be necessary to review and those that will not be the subject of this review and will remain unchanged.
- 3. That Cabinet notes the costs of this activity as set out in section 10 and Appendix C.**

1. Background

- 1.1 The current Core Strategy Local Plan (CSLP) was published in draft form in July 2011. Following examination by the Planning Inspector and modifications put forward by the Council it was found sound in May 2013 and formally adopted by the Council in September 2013.

[Core Strategy Local Plan 2013](#)

- 1.2 The CSLP sets out the district spatial strategy at Policy SS1 which says that new development will be delivered with priority given to previously developed land in the Urban Area. The majority of proposed new development is identified as taking place in Folkestone to enhance its role as a sub-regional centre supported by strategic allocations at Folkestone Seafront (1,000 homes) and Shorncliffe Garrison (1,200 homes) and the delivery of strategic mixed use development at Hythe, via the extant planning permission at Nickolls Quarry (1,050 homes), with further Broad Locations for growth identified at Sellindge (250 homes) and New Romney (300 homes). The CSLP says additional development is to be focussed on the most sustainable towns and villages but development in the open countryside and on the coast (outside of settlements) is only allowed exceptionally.
- 1.3 Planning permissions have now been granted at Folkestone Seafront and Shorncliffe Garrison and also at the broad locations for development identified in the CSLP at Sellindge and New Romney. Much of the strategic level development identified in the CSLP has been delivered or is well underway in the process of being delivered.
- 1.4 The Places and Policies Local Plan (PPLP), which was the subject of public consultation in 2016 pursuant to Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012, proposes to allocate approximately 2,500 dwellings across 55 small and medium sized sites in addition to the larger strategic level development sites identified in the CSLP. This will provide a Plan-led approach to delivering the housing target within the currently adopted CSLP. The PPLP will also provide a new suite of up to date development management policies to replace the saved policies from the Shepway District Local Plan Review 2006.
- 1.5 Officers are currently reviewing over 2,000 comments from more than 600 residents, community groups, businesses and other organisations to the PPLP Regulation 18 consultation, including assessing the additional sites suggested for allocation during that consultation. The proposed allocations are being tested for robustness so as to form a Regulation 19 submission draft Plan.
- 1.6 The PPLP is programmed for public consultation under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 later this year following prior agreement by Cabinet. Once that Plan is found "sound" by the Planning Inspectorate (PINS) it should ensure that the Council has sufficient allocations to meet the objective of a minimum of 350

dwellings and a target of 400 dwellings per annum between 2006/07 and 2031 as set out in policy SS2 of the CSLP.

- 1.7 However it is also now necessary to review parts of the CSLP so as to assess housing and employment requirements over a longer period based on the most up to date evidence and statistical data. The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the recent Housing White Paper make it clear that local planning authorities must have an up to date Development Plan. Recent discussions between officers and the Department for Communities & Local Government (DCLG) colleagues have suggested that for a Plan to be up to date it should be reviewed every 5 years. As such the early review of the CSLP will ensure we meet this emerging government requirement.

2. Scope of the Core Strategy Review

- 2.1 On 30th June 2016 Cabinet agreed the latest Local Development Scheme (LDS) which included a commitment to the partial review of the CSLP in order to identify how additional housing and employment needs will be met over an extended plan period.

[Local Development Scheme Timetable](#)

- 2.2 Appendix A entitled “Core Strategy Review Policy Assessment” sets out in detail an assessment of each policy in the CSLP with a reasoned justification as to whether it is considered necessary to review, monitor or maintain that policy. It also identifies areas where new policy may be required due to material change in circumstances or to meet the latest Government guidance. This appendix sets out officers’ assessment of the status of CSLP policies as of the date of this report; this will need to be kept under review and further amendments to policies may be required depending on legislative changes (for example, as a result of consultation on the Housing White Paper, *Fixing our Broken Housing Market*).
- 2.3 The key spatial policies of the CSLP along with some other policies need to be reviewed in order to respond to changing circumstances and the latest evidence, particularly relating to meeting housing and employment needs. Details of the evidence base work already carried out to support the review is set out in more detail later in this report.
- 2.4 The CSLP was adopted in 2013 and there are policies in the Plan that are considered up to date. These are not impacted by change and are therefore currently considered unnecessary to review. Focusing on a review of select policies rather than a review of the whole plan will assist in the Plan being adopted as programmed in 2019.

3. Strategic Housing Market Assessment (SHMA)

- 3.1 The current Strategic Housing Market Assessment (SHMA) dates from 2011, with much data drawn from 2009. Whilst this assessment was considered

robust in adopting the CSLP in 2013 more recent data and changes to assessment methodology means it has been appropriate for the Council to compile new evidence to inform the review of the CSLP.

3.2 Last year Shepway District Council and Dover District Council jointly commissioned Peter Brett Associates (PBA) to update the SHMA for both districts. The work confirmed that the two councils have a shared Housing Market Area based on travel to work data and house moves between the two districts. The brief set out the following requirements in accordance with SHMA best practice methodology:

- i. Define the Housing Market Area for both districts
- ii. Objectively assess the level of housing need in Dover and Shepway
- iii. Consider demographic projections of need
- iv. Assess likely changes in job numbers and the implications of this for housing need
- v. Look at market signals
- vi. Calculate affordable need
- vii. Estimate future housing needs by dwelling size, household type and tenure
- viii. Consider the housing requirements of specific groups
- ix. Assess need from London
- x. Consider other policy changes
- xi. Engage with key stakeholders

3.3 The updated SHMA will be used to inform a review of planning policies in Shepway to ensure they are up-to-date and in conformity with the National Planning Policy Framework (NPPF).

3.4 The updated SHMA has now been completed by PBA and is therefore an essential evidence base document for the review of the CSLP, setting out the Objectively Assessed Need (OAN) for housing in the district for the period 2014-2037. The completed SHMA is available at the following web link:

<https://www.shepway.gov.uk/planning/planning-policy/local-plan/core-strategy-review-2016>

3.5 The evidence and data analysed by PBA identifies that Shepway's OAN has a demographic starting point to plan for 566 new dwellings per annum (dpa). However, PBA advise that there is reasonable evidence to suggest that the Council should be cautious, given that much of the data has been informed by a period of declining migration and higher levels of unemployment. Should demand for new homes prove to be higher in the future, then an OAN of 566 dpa would be too low. PBA have therefore allowed with reasoned justification for a 2% uplift in dwelling numbers which identifies an OAN of 633 dpa.

3.6 There are two points that should be particularly stressed regarding the SHMA:

- i. The OAN figure of 633 dpa is a 'policy off' assessment and not necessarily the level of growth that Shepway District Council should be providing site allocations for. The OAN is an assessment of housing need independent of other factors, such as environmental or infrastructure constraints, the capacity of the house-building industry to deliver the level of growth, or levels of need and supply in neighbouring local authority areas. It is for the policy work underpinning the review of the CSLP to determine the actual level of growth to be planned for, taking into account opportunities and constraints and discussions with our neighbours through the Duty to Co-operate. The starting point is that the authority should seek to meet the full objectively assessed need "as far as is consistent" with national policy set out in the NPPF (NPPF, paragraph 47).
- ii. When the SHMA is published, and as the CSLP review progresses, the Council will come under increasing pressure to apply the new SHMA targets, rather than the existing Core Strategy requirement (minimum 350 dpa), in calculating its five-year supply of housing land. To counter this, the Council will need to defend continued use of the current Core Strategy target in planning decisions and at appeal with reference to national Planning Practice Guidance which states (emphasis added):

"Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered.

But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints."

- 3.7 Data collated by the Planning Policy Team in the Housing Information Audit (HIA) and elsewhere identifies the following:
Housing Need for Plan Period 2014-2037 = 633 x 23 years = **14,559 homes**
minus completions 2014/15 + 15/16 = **694 homes**
minus the supply of sites with planning permission = **4,785 homes**
minus allocations = **257 homes**
minus proposed sites in Places and Policies Local Plan = **2,531 homes.**

- 3.8 The balance remaining of new allocations to meet the OAN during the Plan period to 2037 is:
6,292 further new dwellings in addition to those already identified, or in the process of being allocated in the PPLP. An appropriate buffer is also recommended to ensure housing need is met.

(These figures will be continually updated through the review of the CSLP process as new dwellings are completed and new planning permissions are granted.)

- 3.9 Paragraph 21 of the Government's Planning Policy Guidance (PPG) makes it clear that once an overall housing figure has been identified, plan makers need to break this down by tenure, household type and household size and this information is provided in detail in the PBA part 1 and part 2 reports.

- 3.10 In terms of tenure, the future housing profile identifies a need for 55% of new homes to be owner occupied, 24% private rental, 5.5% shared ownership and 15.5% affordable/social rent. These figures are further broken down into household size for each tenure.
- 3.11 In terms of the affordable housing element, PBA's research shows the need in Shepway is for 139 dwellings per year. This represents 22% of the total annual household growth in the district between 2014-2037, however the report makes it explicitly clear that this 22% does not include starter homes which will soon be incorporated within the NPPF affordable housing definition. The affordable need of 139 units per annum is significantly lower than that identified in the previous SHMA and should be achievable in Shepway, however further testing of policy will be required.
- 3.12 The report identifies a demand for approximately 90 Starter Homes per annum in the district, with a demand mix of 35% 1 bedroom, 29% 2 bedroom, 19% 3 bedroom and 7% 4 bedroom. However, the Government recently advised in its Housing White Paper that it will not introduce a mandatory requirement for starter homes at the present time following widespread concerns that this would impact on other forms of affordable housing and not meet local needs. Locally this model is more expensive than entry level market accommodation (private rent) and shared ownership accommodation. It is also more expensive than entry level home ownership, with the exception of 3 and 4 bedroom homes. Amendments are expected to the NPPF that will introduce a "clear policy expectation" that housing sites deliver a minimum of 10% affordable home ownership units. "It will be for local areas to work with developers to agree an appropriate level of delivery of starter homes, alongside other affordable home ownership and rented tenures."
- 3.13 The PBA report also identifies a need for a significant increase in the supply of both market and affordable sheltered and extra care housing in the district, with approximately 10% of new dwellings (1,279) over the Plan period required to be of a specialist nature to meet the needs of the ageing population, with 2/3 of these market and 1/3 affordable homes.
- 3.14 Draft planning policies for housing will be prepared during the remainder of 2017 as an essential part of the Core Strategy review informed by Government policy guidance.

4. Sustainability Appraisal

- 4.1 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out an appraisal of the sustainability of proposals when preparing a Local Plan.
- 4.2 Sustainability appraisal is a systematic and iterative process that must be carried out during the preparation of the review of the CSLP. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to

achieve relevant environmental, economic and social objectives. This process is to make sure that the proposals in the plan are the most appropriate given the reasonable alternatives.

- 4.3 The Council has commissioned Land Use Consultants (LUC) to carry out sustainability appraisal of the CSLP as it progresses through its formative stages. LUC produced a draft sustainability scoping report for the Core Strategy Review in December 2016 which following officer input was subject to the required consultation with statutory bodies during December 2016 and January 2017. LUC have now made some minor technical modifications to the scoping report which the Cabinet are asked to agree as a key evidence base document that can be used to test options for strategic policies and allocations at key stages in the CSLP Review. In the first instance the Sustainability Framework will be used to test options drawn from the Growth Options Study being produced by AECOM.
- 4.4 The Sustainability Appraisal Framework can be found at the following link:

<https://www.shepway.gov.uk/planning/planning-policy/local-plan/core-strategy-review-2016>

5. Shepway Growth Options Study

- 5.1 AECOM have been commissioned to develop a Strategic Growth Options Study for Shepway District to inform the CSLP review process. The context of the Growth Options Study is the new calculation of OAN in the aforementioned SHMA, as this identifies the need for considerably more new homes in Shepway than planned for within the current CSLP.
- 5.2 The Growth Options Study is a technical and impartial piece of work that seeks to identify land in the district that is suitable for strategic level development. Strategic level development is defined as sites with capacity for 250 dwellings or more. It is an alternative but complementary approach to carrying out a Strategic Housing Land Availability Study (SHLAA). This approach was discussed informally with the Planning Inspectorate who agreed that this is an appropriate method.
- 5.3 The Growth Options work comprises of three elements. The first element is a High Level Landscape Report to inform opportunities and constraints for strategic level growth with regard to landscape character. The second element is a High Level Options Report that examines the opportunities and constraints for strategic level growth in six character areas across the district against a range of key spatial principles and sustainability requirements. The third and final element will be a Phase 2 Options Report that identifies those specific areas that have potential for strategic level growth and can be tested in the coming months as options using the Sustainability Appraisal framework referred to above.
- 5.4 The purpose of the High Level Landscape Appraisal (HLLA) is to inform the likely impacts of strategic level development (defined as 250 houses at an assumed gross density of 20 units per hectare) in various locations across the district. In particular it informs opportunities and constraints for growth

with regard to landscape character and visual amenity alongside other key evidence based documents.

5.5 The High Level Options Report sub-divides the district into six distinct and recognisable character areas as shown in Appendix B:

1. Kent Downs
2. Folkestone and Surrounding Area
3. Hythe and Surrounding Area
4. Sellindge and Surrounding Area
5. Romney Marsh and Walland Marsh
6. Lydd, New Romney and Dungeness

5.6 Ten criteria based on key spatial principles drawn from the NPPF, sustainability requirements and best practice were identified against which each character area could be tested for potential strategic level growth. The criteria considered equal in terms of importance were as follows:

- i. Environmental constraints
- ii. Transport and accessibility
- iii. Geo-environmental considerations
- iv. Infrastructure capacity and potential
- v. Landscape and topography
- vi. Heritage considerations
- vii. Housing need
- viii. Regeneration potential
- ix. Economic development
- x. Spatial opportunities and constraints

5.7 A traffic light system was used to assess each character area against each of the environmental constraints. A workshop was also held with key technical stakeholders to help inform the process. The work to date indicates that only Character Area 4, Sellindge and Surrounding Area (which includes land to both the north and south of the M20 and A20), might be suitable for strategic level development. This is being taken forward to the Stage 2 Options Report for further testing.

5.8 Four broad locations have been identified by AECOM within Character Area 4 for further investigation in the Phase Two Options Report. These are:

- North and East of Sellindge
- South of M20
- South and West of Sellindge
- East of Stone Hill

5.9 AECOM's Stage 2 Options Report when completed will identify land within the broad locations above which maybe suitable for strategic level development. Indications are that within Character Area 4 there is sufficient suitable land available for strategic level development to meet the identified housing need over the Plan period, with potentially further capacity for

development beyond 2037 or to deliver beyond the most recent OAN as identified in section 3 of this report.

- 5.10 The Growth Options Study including the High Level Landscape Report will be published on the Council's web site when the work is completed.

6. Transport

6.1 AECOM (transportation team) have also been commissioned to update the Shepway Transport Model that was used to support the current CSLP. In particular a range of key junctions across the district have been identified in consultation with KCC and Highways England and base line data from surveys and other sources has been captured.

6.2 The resulting model allows a range of strategic growth level and spatial options to be tested for both the AM peak hour and PM peak hour. This allows for a comparison to be made of the 2016 baseline year for the district with projected 2037 growth rates and future development scenarios. The work will identify locations that may require junction capacity assessments and junction redesigns to be undertaken. This work will inform emerging options for strategic level development in the Core Strategy Review.

7. Other Evidence Base Studies

7.1 A wide range of additional evidence base studies will need to be carried out by the Local Planning Authority as the CSLP review takes shape. Those studies that can't be carried out in-house and require an external commission are likely to include:-

- An update of the Strategic Flood Risk Assessment relating to fluvial flooding
- An update of the Shepway Water Cycle Report
- An update of the Green Infrastructure Report
- A Habitat Regulations Assessment
- An Open Spaces, Sports and Recreation Report
- A Heritage Strategy (KCC are carrying out this work)
- An Employment Needs Study (this is currently being procured)
- An Employment Land study (this is now completed)
- An update of Town Centre / Retail Impacts Study
- Self Build and Custom Build Opportunities Report
- Bespoke Parking Study
- Economic Viability Assessment
- Technology and Innovation Study
- Low Carbon / Low Energy Study
- Public Transport Opportunities Study
- Character Studies and Manifesto for Place Making
- External Review of Masterplanning, Policies and Proposals

7.2 Other studies and masterplan work supporting a draft strategic allocation(s) would need to be carried out by the development promoter(s) or possibly

jointly with the Local Planning Authority as the Core Strategy Review process progresses. Officers are exploring whether some of these studies can be commissioned jointly with neighbouring authorities in order to make the most efficient use of resources.

8. Next Steps & Timetable

- 8.1 If the recommendations set out above are agreed by Cabinet, the next steps in the programme for the review of the CSLP will be identifying strategic options and alternatives with the Local Planning Authority testing them for sustainability using the agreed Sustainability Appraisal Framework. This is to ensure that the requirement of Section 39 of the Planning and Compulsory Purchase Act 2004 which has the “the objective of contributing to the achievement of sustainable development” is met.
- 8.2 It will also be necessary to carry out a Habitat Regulation Assessment (HRA) of options and alternatives under the Conservation of Habitats and Species Regulations 2010 (as amended 2011). This work will assess the impacts of proposed development on sites designated under “The Habitats Directive”. For the development of a Local Plan, the assessment is carried out in an iterative process as the HRA is used to inform the development of planning policies.
- 8.3 The sites and species designated under The Habitats Directive are also known as the 'Natura 2000' sites and include:
 - Special Areas of Conservation (SAC)
 - Special Protection Areas (SPA)
 - Ramsar sites
- 8.4 Once the aforementioned options testing is completed, the focus will move to drafting policies, proposals and allocations in a first draft of the CSLP Review. This will be informed by the evidence based documents outlined in this report and framework masterplan(s) prepared by landowners/promoters.
- 8.5 It is planned that a further report will be presented to Cabinet in December 2017 which includes a draft CSLP Review document for public consultation in early 2018 pursuant to Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 8.6 Representations received under this Plan would be collated and assessed with revisions made to the Plan in time for further consideration by Cabinet in September 2018. The Plan would then be subject to formal public consultation under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 prior to submission of the Plan and all Regulation 19 representations to the Planning Inspectorate (PINS) in January 2019. The Plan would then be examined for soundness by PINS, including an Examination in Public. If the Plan is found to be sound, the Council should be in a position to formally adopt the CCSLP Review later that year.

- 8.7 Officers have held detailed discussions with the Department of Communities and Local Government (DCLG) regarding a range of issues including the scope for freedoms and flexibilities in the Plan-making process. At the time of preparing this report no substantive suggestions have been provided by DCLG that would reduce the length of the timetable discussed above or which would allow for a reduction in the assembly of the evidence base set out in Section 7 of this report. Although the existing requirements and processes for local plan examination have to be met, PINS have expressed a willingness to provide on-going senior level advice to the Council as it progresses through the statutory stages of local Plan-making.
- 8.8 However, DCLG issued a White Paper in February 2017 entitled “Fixing our Broken Housing Market” which includes a number of proposed refinements to the planning system, including the local Plan-making process. It is proposed that a detailed response is made to this consultation by the Council prior to the 2nd May deadline.

9. Otterpool Park Garden Settlement

- 9.1 This report specifically relates to the substantial amount of work that the Council, in its role as Local Planning Authority, must carry out through the CSLP Review process in an impartial manner to identify and allocate strategic land to try to meet the district’s objectively assessed housing need when balanced against the constraints outlined above.
- 9.2 The Council has published on its web site an Officer and Member Protocol for Otterpool Park.

[Otterpool Park Officer Protocol](#)

[Otterpool Park Member Protocol](#)

- 9.3 These protocols seek to ensure that the dual roles of the Council, as Local Planning Authority and as a joint promoter of Otterpool Park, do not lead to conflicts of interest and perceptions of unfairness. All material planning considerations in carrying out the CSLP Review will be dealt with on their merits irrespective of the Council’s land ownership interest and its promotion of Otterpool Park as a proposed new garden town.
- 9.4 Once the options and testing work described in this report have been completed, and dependant on the outcome of that work, it will be necessary for the Council in its capacity as Local Planning Authority to work closely with the parties promoting Otterpool Park so that the emerging masterplanning can support detailed policy formulation and vice versa.

10. Financial & Resource Considerations

- 10.1 It is anticipated that the Council in its capacity as Local Planning Authority will have incurred costs of approximately £235K in 2016/17 commissioning the evidence base studies referred to in this report and on staffing costs.

10.2 It is anticipated that in 2017/18 the commissioning of the additional evidence base work set out in section 7 with staff costs is likely to amount to approximately a further £416K. The anticipated Local Planning Authority budget for taking forward the CSLP Review in 2018/19 is estimated at approximately £251K, including staffing costs and the cost of examination by PINS.

10.3 The financial and resource considerations relating to the review of the CSLP are shown at Appendix C. All these financial projections will need to be kept under constant review as the work programme progresses.

11. Risk Management Issues

11.1 A summary of the perceived risks is as follows:

Perceived risk	Seriousness	Likelihood	Preventative action
Delays to the CSLP Review Process	Medium	Medium	Maintain and regularly monitor review programme.
Delays receiving Framework Masterplan from site promoter(s)	High	Medium	Regular liaison meetings with promoters to ensure clarity of information and studies required.
Significant changes in legislation and Government Guidance	High	Low	Maintain detailed dialogue with DCLG
Plan found unsound by PINS	High	Low	Secure advice informal from PINS at key stages of the plan making process.
External challenge of the Plan-making process from third parties	High	Medium	Follow best practice and take legal advice where necessary

12. Legal and Financial Comments

Legal Officer's Comments (David Kelly)

12.1 Subject to the Council complying with the applicable legislation and published guidance referred to above, there are no legal implications arising directly out of this report.

Finance Officer's Comments (Timothy Madden)

12.2 The financial cost of this work is set out in section 10 of the report and in detail in Appendix C. This estimates that the total costs of the LPA activity will be approximately £902,000. The funding for the project has been identified from a number of sources including a £750k grant from DCLG,

council budgets and also through the use of reserves. An additional sum of £345,000 was received from the DCLG on the 31st March which has also been identified to meet currently committed costs of the project. The costs associated with this activity will be kept under close monitoring.

Diversities and Equalities Implications

12.3 This report does not raise any specific diversities and equalities implications. However, the drafting of CSLP Review policies could have diversities and equalities implications that will need to be considered in a detailed Equalities Impact Assessment.

13. Appendixes

Appendix A: Core Strategy Review – Policy Assessment
Appendix B: High Level Options Report – Character Areas
Appendix C: LPA - Budget Monitoring

14. Contact Officer and Background Documents

Councilors with any questions arising out of this report should contact the following officers prior to the meeting:

Chris Lewis - Planning Advisor, chris.lewis@shepway.gov.uk, 01303 853456

Ben Geering – Head of Planning, ben.geering@shepway.gov.uk, 01303 853457