



## Overview and Scrutiny Committee

Held at:	Council Chamber - Civic Centre, Folkestone
Date	Thursday, 20 July 2017
Present	Councillors Peter Gane, Mrs Claire Jeffrey, Mrs Mary Lawes (In place of Frank McKenna), Michael Lyons, Ian Meyers and Mrs Rodica Wheeler
Apologies for Absence	Councillor Miss Susan Carey, Councillor Clive Goddard, Councillor Ms Janet Holben and Councillor Frank McKenna
Officers Present:	Andy Jarrett (Head of Strategic Development Project), Sue Lewis (Committee Services Officer), Pat Main (Head of Finance), Dave Shore (Strategic Development Projects Manager), Adrian Tofts (Planning Policy Manager) and David Whittington (Planning Policy Team Leader)
Others Present:	Councillor Dick Pascoe, Cabinet Member for Property Management and Environmental Health

### 24. **Declarations of Interest**

There were no declarations of interest.

### 25. **Princes Parade Project Development Strategy**

Report C/17/25 provides details of the key elements of the future work programme for the Princes Parade project.

Implementation of the work streams identified in this report will allow a detailed and comprehensive Business Plan to be prepared that will allow Cabinet to take a decision on whether to proceed with the implementation of the project, later in the year, after the planning application has been determined.

This report was considered at Cabinet on 19 July 2017.

David Shore, Strategic Developments Project Manager highlighted the key areas of work that will form the business plan and these are listed at 2.12 in the

report. This will allow for a detailed business plan to be reported to Cabinet in due course.

Members paid particular attention to the following:

- Play areas – members were informed that the proposed long term development of the public open space at Princes Parade will be informed by the emerging Open Space Strategy and Play Area Review.
- Examples of leisure centres – it is anticipated that members of the Princes Parade Working Group, Overview and Scrutiny Committee and officers will visit the Hart Leisure Centre in Hampshire which is of a similar size to the proposed development.
- Business Plan – members were informed that the business plan will provide the necessary detail to allow Cabinet to take a decision as to whether to proceed with the project.
- Existing pool – members noted that although a decision had not yet been made it is hoped that the existing pool will be kept open whilst work is undertaken on the new facility in order to provide continued service. The development of the business case for the leisure centre will be informed by usage and income figures for the existing pool.
- Members are aware that the existing pool has had numerous issues over the past couple of years resulting in repairs to the pool lining and roof therefore officers are taking a realistic view as to how long it can remain open.
- Finance – the business plan will set out the detailed financial information for the scheme.

Proposed by Councillor Peter Gane  
Seconded by Councillor Mrs Claire Jeffrey and

**Resolved:**

- 1. To receive and note report C/17/25.**
- 2. That the business plan is brought to the Overview and Scrutiny Committee as soon as possible.**

(Voting: For 6; Against 0; Abstentions 0)

**26. Shepway Places and Policies Local Plan - submission draft**

Report C/17/27: On 14 September 2016 Cabinet agreed report C/16/35, which sought approval to publish the Preferred Options Shepway Places and Policies Local Plan for public engagement and to agree the consultation arrangements.

The Preferred Options draft was subsequently published for consultation for six weeks in October to November 2016 and the Council received over 2,000 representations from more than 600 individuals, community groups and organisations. The representations have now been considered and

the Plan has been amended to reflect these and other considerations.

The new version of the plan, called the Submission Draft Places and Policies Local Plan, is attached at Appendix 1.

The next stage in the process is to publish the Submission Draft Places and Policies Local Plan and undertake public consultation for a minimum six week period in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. Following this, the Places and Policies Local Plan will be submitted to the Secretary of State and an examination in public will be held.

This report was considered at Cabinet on 19 July 2017.

David Whittington and Adrian Tofts presented members with an update following the first consultation and the next stage in the process. A copy of the presentation is attached for information.

Particular attention was paid to the following:

Preferred options consultation – there was an increase in people responding from previous consultations and this is partly due to the success of the communications team and the use of social media (such as Twitter and Facebook) in generating interest.

The main areas in the “places” section that received the most interest were Princes Parade, Land adjacent to the Battle of Britain Museum – Hawkinge, Greatstone car park and Land south of New Romney. In respect of the “policies” section particular attention was paid to the transport and local green spaces.

17 new sites were submitted and it is intended to take 3 forward to allocate in the Submission plan; Cherry Gardens, New Romney, Rhee Wall Road, Brenzett and Rye Road, Brookland.

As well as new sites some sites will be deleted and this is due to uncertainty over delivery, lack of adequate highways access, objections to loss of playing fields and where development on site is advanced. The sites deleted are shown in the attached papers. The Council will still meet the development requirements set out in the 2013 Core Strategy, particularly the numbers of homes that need to be built.

The main proposed changes on the sites being kept are in respect of Princes Parade, Hythe, Land adjacent to the Kent Battle of Britain Museum, which is to be a mixed-use development including land for the expansion of the adjoining museum, and Land adjoining The Marsh Academy, which is to help with the provision of health facilities.

Members noted the additional proposed changes listed in the attached papers with their attention drawn to the need to get correct and proper clarification on

requirements for S106 and CIL contributions and the changes in relation to parking standards.

Officers informed members to finalise the submission draft will mean map changes to reflect the plan, final discussions with Highways England, further sustainability work along with monitoring and evidence base work.

Once all the above has been finalised then the next stage can begin, this will include a six week consultation followed by submission of the plan to the Planning Inspectorate (PINS). PINS will appoint an independent Planning Inspector who will conduct a public examination into the plan and who will then write a report into the plan, setting out any changes that need to be made.

Following these changes, the amended plan will be taken back to Cabinet and Council, with the recommendation that it is adopted. This will enable the plan to be used to decide planning applications.

Members asked a number of questions paying particular attention to the following:

- Health provision –it is clear that there is a need to look at and allocate site provision throughout the district not just the Marsh area and the recruitment of doctors is a particular problem.
- Leisure facilities – looking at existing policies and adding to them.
- Broadband provision – officers want to improve the facilities for this provision and the previous policy has been redrafted, drawing on best practice elsewhere, to improve the policy and get the best service for residents a priority, members were keen also for this to be achieved using the correct infrastructure at the start.
- Local green space/open spaces – the former local green space policy has been deleted as few of the candidate sites put forward would meet the criteria in national policy (the National Planning Policy Framework or NPPF). However, these spaces can still be proposed through neighbourhood plans as parish and town councils have the local knowledge. Sites could also be put forward by people as part of the next round of consultation.
- Affinity Water site, Shearway – residents have expressed concern in respect of drainage and officers were able to confirm that the number of dwellings had reduced, it might be better suited to business development.
- Parking – more homes means more vehicles and this can be an issue for residents.
- Consultation responses – the full text of responses can be found on the council's website with the document summarising the main points raised.

Members were informed that when the plan goes out for the next stage of consultation (the Submission consultation) a schedule of people's comments will be published with the Council's response to each comment, highlighting any changes made.

Proposed by Councillor Peter Gane  
Seconded by Councillor Michael Lyons and

**Resolved:**

**1. To receive and note report C/17/27.**

(Voting: For 5; Against 0; Abstentions 1)

**27. Treasury Management Annual Report 2016/17**

Report C/17/22 reviews the council's treasury management activities for 2016/17, including the actual treasury management indicators. The report meets the requirements of both the CIPFA Code of Practice on Treasury Management and the CIPFA Prudential Code for Capital Finance in Local Authorities. The Council is required to comply with both Codes through Regulations issued under the Local Government Act 2003.

This report was considered at Cabinet on 19 July 2017.

Members were informed that all treasury management regulations and standards are being complied with. They noted that longer term investments were being used rather than shorter term options. This has helped to reduce risks.

Members asked for more background information about why the council's credit rating reduced and when the change happened. This information will be circulated to the committee after this meeting along with further information about the council's investments with BNP Paribas.

It was noted that an investments advisory company, Arlingclose, helps the finance team to monitor the strategy and provides advice on investment risks and opportunities.

Proposed by Councillor Peter Gane  
Seconded by Councillor Michael Lyons and

**Resolved:**

**1. To receive and note Report C/17/22.**

(Voting: For 6; Against 0; Abstentions 0)

**28. General Fund Revenue Budget Monitoring - 1st Quarter 2017/18 and 2016/17 Financial Outturn**

Report C/17/26 provides a projection of the end of year financial position for the General Fund revenue expenditure based on net expenditure to 31 May 2017. The report also summarises the 2016/17 final outturn position (subject to audit) for the General Fund revenue expenditure compared to

both the latest approved budget.

This report was considered at Cabinet on 19 July 2017.

Members noted that this report summarises 2016/17 final outturn position and provides an indication of how the budget is being managed in the current financial year. A number of budget allocations have been carried forward from 2016/17 to 2017/18 to progress activities that span the two financial years, including funds that have been set aside for the Otterpool Park development.

Proposed by Councillor Mrs Claire Jeffrey  
Seconded by Councillor Mrs Rodica Wheeler and

**Resolved:**

**1. To receive and note Report C/17/26.**

(Voting: For 5; Against 0; Abstentions 1)

**29. General Fund Capital Budget Monitoring - 1st Quarter 2017/18 and 2016/17 Outturn**

Report C/17/23 This monitoring report provides a projection of the latest financial position for the General Fund capital programme, based on expenditure to 31 May 2017. The report identifies variances on planned capital expenditure for the General Fund in 2017/18. The report also summarises the 2016/17 final outturn position (subject to audit) for the General Fund capital programme compared to both the latest approved budget and the quarter 4 budget monitoring position reported to Cabinet in April 2017. Finally the report also summarises the outturn position for the approved prudential indicators for capital expenditure in 2016/17.

This report was considered at Cabinet on 19 July 2017.

Members were informed that there are no unforeseen capital issues arising.

Proposed by Councillor Michael Lyons  
Seconded by Councillor Ian Meyers and

**Resolved:**

**1. To receive and note Report C/17/23.**

(Voting: For 6; Against 0; Abstentions 0)

**30. Housing Revenue Account Revenue and Capital Budget Monitoring - 1st Quarter 2017/18 and 2016/17 Outturn**

Report C/17/20 provides a projection of the end of year financial position for the Housing Revenue Account (HRA) revenue expenditure and HRA capital programme based on net expenditure to 31 May 2017. The report

also summarises the 2016/17 final outturn position (subject to audit) for the HRA revenue expenditure and HRA capital programme compared to both the latest approved budget.

This report was considered at Cabinet on 19 July 2017.

Proposed by Councillor Peter Gane  
Seconded by Councillor Mrs Claire Jeffrey and

**Resolved:**

**1. To receive and note Report C/17/20.**

(Voting: For 5; Against 0; Abstentions 1)

**31. Otterpool Park**

A presentation by Andy Jarrett, Head of Strategic Development Projects was given and this is attached to the minutes for information.

The presentation updates members on the Landowner progress since March 2017 and officers are now moving forward in respect of detailed technical studies some of which are already part-way through: transport; ecology; landscape and water supply, with no real issues coming out of these.

The Framework masterplan must be viable and deliverable as it will form part of the planning application. A study of employment is underway which will attract new economic development into the site, this study will look at what will work, which can be reliable and deliverable.

Discussions are in progress with network rail to develop Westenhanger Station and on-going discussions are now taking place with the 4 potential operators for the line.

Members were informed that the collaboration agreement has been extended to 31 March 2018. Preparation of a 2<sup>nd</sup> Collaboration Agreement and working towards a future Development Agreement has begun.

Mr Jarrett informed members that following initial consultations it was clear that the younger generation had not responded and it is this area that officers will work hard to connect with as progress is made. More public events, working with schools and colleges to show what Otterpool can offer in terms of business opportunities, open space and housing.

It was agreed that this is a long term plan which will evolve over time with more detail being added along as it progresses.

Members paid particular attention to the following:

## Overview and Scrutiny Committee - 20 July 2017

- Funding – members were informed that significant government funding has been provided for consultant fees and local planning authority.
- Schools – it is anticipated that 2 primary schools will be built at the start of works and this is based on initial housing figures of upto 12,000. The masterplan may eventually include 7 primary schools and 2 secondary.
- Consultations – more work is needed to reach the younger generation and it is hoped that communication can be made not only through public consultations but by using twitter, facebook and other social media outlets as well as direct contact through schools and the local college..
- Housing – members requested that more detail be provided at the earliest opportunity in respect of numbers and affordable housing.

At the end of the presentation as members did not have any questions relating to the financial position in respect of Otterpool there was no need to take the meeting into a private session.



# Places and Policies Local Plan Submission Draft 2017

- Preferred Options Consultation Summary
- Changes Proposed
- Additional Changes
- Next Stages

# Preferred Options Consultation Summary

- Consultation was undertaken from the 7<sup>th</sup> October until 19<sup>th</sup> November 2016
- Over 2,000 comments were received from 619 residents, community groups, businesses and other organisations
- Increased number of people responding from previous consultation stage (up from 234 in 2015)
- Increased number of people commenting online rather than by letter (up by +345% from 2015)
- The 'Places' section of the Plan received more comments than the 'Policies' section

# Main Areas of Comment

- The main policy areas in the 'Places' section that received the most interest were:
  - Princes Parade, Hythe (nearly 500 comments)
  - The Battle of Britain Museum, Hawkinge (50 comments)
  - Greatstone Car Park (26 comments)
  - Land to the south of New Romney (21 comments)
- 17 new sites were submitted for consideration
- Each of the 'Policies' chapters received representations but the Transport section received the most overall (33)
- Local Green Spaces received support, including two new sites (one included a petition).

# Changes within the submission draft

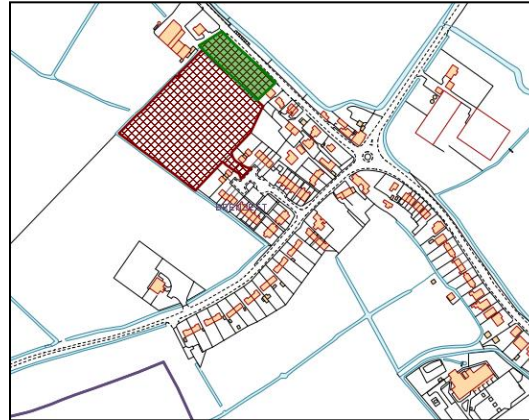
- Amended version of the Places and Policies Local Plan (Submission Draft) was considered by 19 July Cabinet
- Proposed changes cover:
  - Site allocations proposed for deletion
  - New sites proposed for allocation
  - New development management policies added, including new Chapter on Retail and Leisure
  - Reordering of policies for clarity
  - Updates to text and policies to reflect recently completed evidence and new Government proposals (e.g. Housing White Paper) since 2016 Preferred Options Local Plan

# Proposed Changes – Site Allocations

- Three **new sites** are proposed at New Romney, Brenzett and Brookland.



**Cherry Gardens,  
New Romney**



**Rhee Wall Road  
Brenzett**



**Rye Road Brookland**

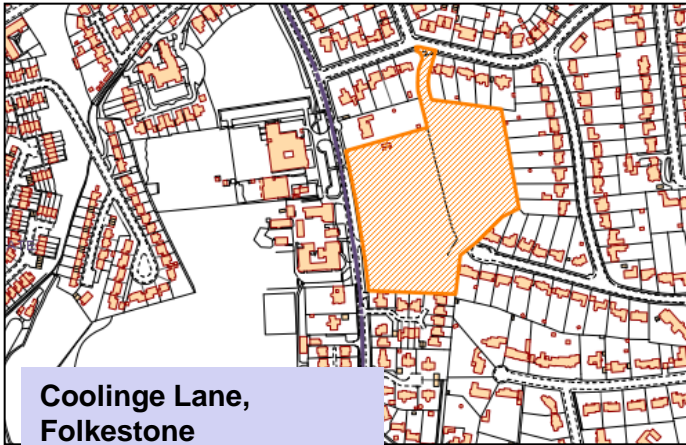
- Other proposed changes are relatively minor, for example, KCC and Southern Water suggested standard text for a number of policies.

# Proposed Changes – Site Allocations

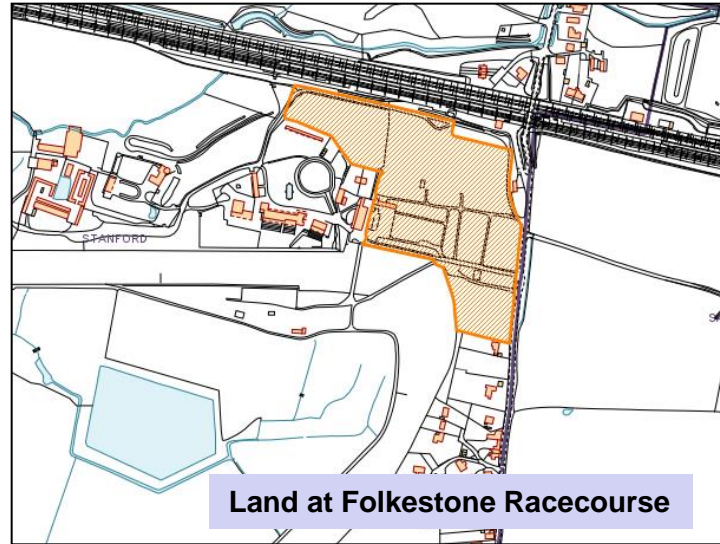
- Sites are proposed for **deletion** – resulting from issues including:
  - Uncertainty over delivery
  - Lack of adequate highways access
  - Objections to loss of playing fields, including from Sport England
  - Where development on site is advanced

Even with deletions, the minimum development targets for the Urban Area, Romney Marsh Area and North Downs Area would still be met

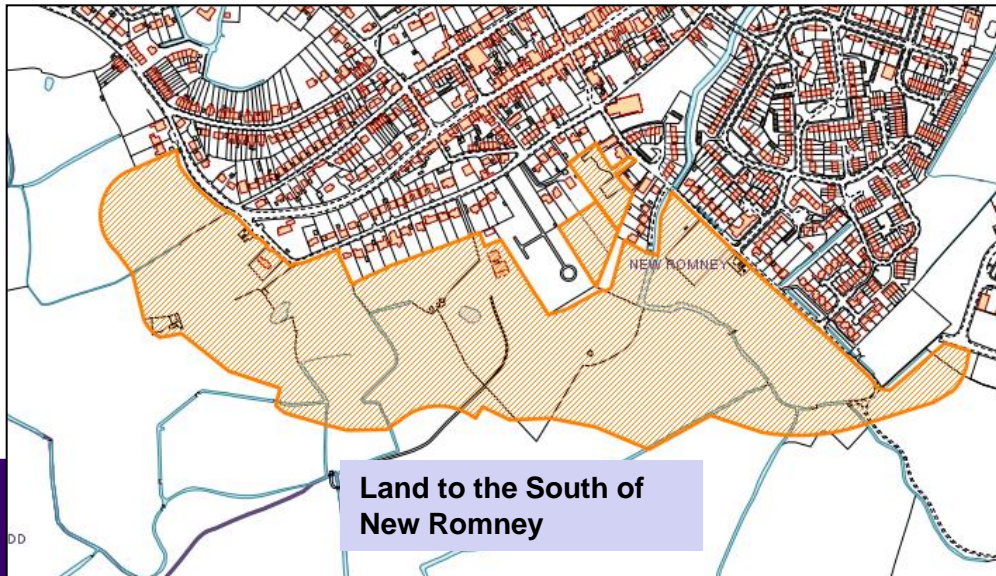
- Seven sites to be deleted



**Coolinge Lane,  
Folkestone**

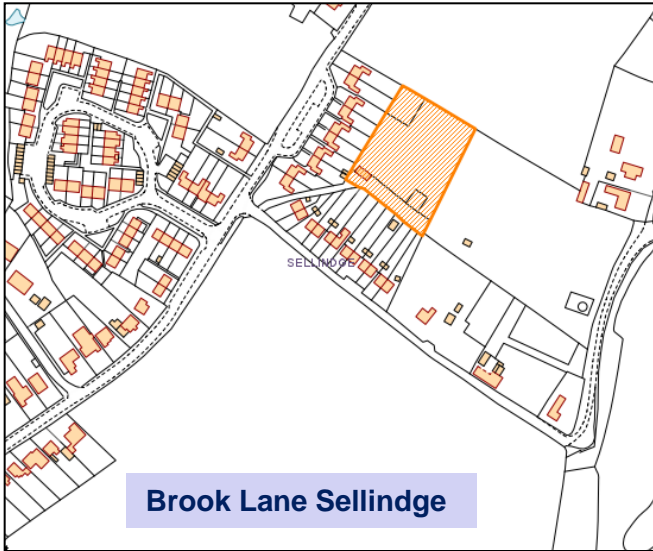


**Land at Folkestone Racecourse**

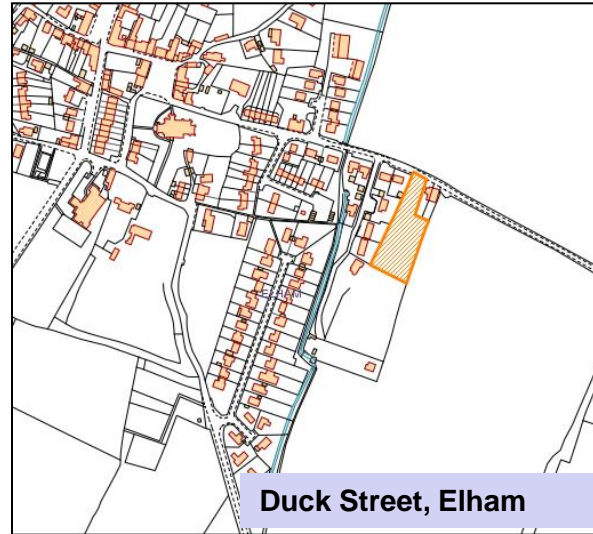


**Land to the South of  
New Romney**

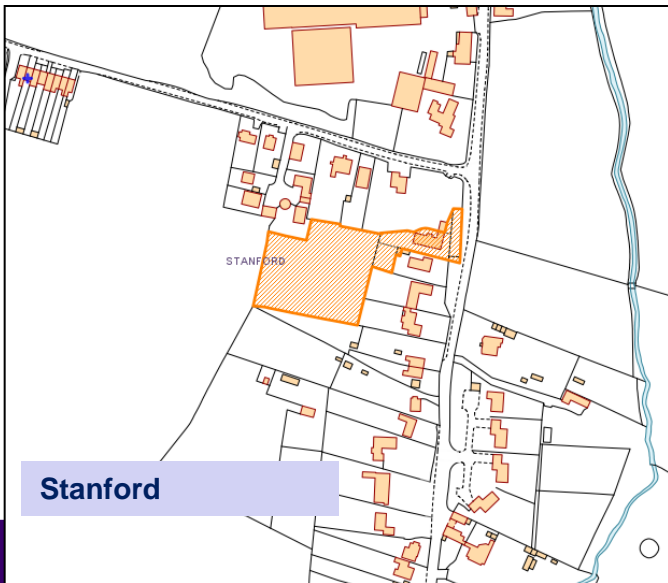




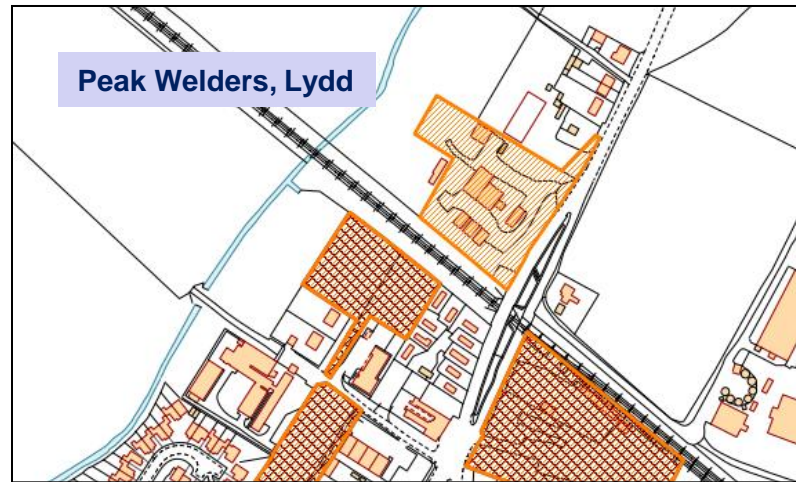
Brook Lane Sellindge



Duck Street, Elham



Stanford



Peak Welders, Lydd

# Proposed Changes – Site Allocations

- Princes Parade, Hythe: Further supporting text on the justification for the scheme and further guidance on historic assets, access links and crossings
- Land adjacent to the Kent Battle of Britain Museum, Hawkinge: To enable mixed development including the expansion of the Museum
- Land adjoining The Marsh Academy, Station Road, New Romney: Provision of health facilities as part of the allocation
- Changes made to wording throughout for consistency and clarity

# Proposed Changes – Development Management Policies

- New Retail and Leisure Chapter, incorporating existing and new policies.
- New policies for:
  - Development Outside Town Centres
  - District and Local Centres
  - Advertisements
  - Shopfronts

# Proposed Changes – Development Management Policies

- New housing policies for:
  - Dwellings to Support a Rural-based Enterprise
  - Houses in Multiple Occupation (HMOs)
  - Annex Accommodation
- Redraft of Policy on broadband provision.
- Local Green Spaces: No policy but text to support identification through Neighbourhood Plans.

# Additional Proposed Changes – finalising the submission draft

- Housing Land Supply Position to finalise
- Updates relating to KCC/CCG information
- Updates relating to ongoing discussions with developers – UA2, RM5, RL11 for example
- Clarification on requirements for S106 and CIL contributions
- Diagrams to be updated

# Additional Proposed Changes – finalising the submission draft

- Further changes in relation to Parking Standards – EV charging and parking survey requirements within policy T2 to be finalised
- Aspiration for more than 20% of homes to meet former lifetime home standards (CS policy requirement)
- Finalising climate change policy requirement to meet legislation within Deregulation Act 2015
- Other minor amendments to Policy Text

# Additional Proposed Changes – finalising the submission draft

- Policies Map changes to reflect plan
- Final discussions with Highways England
- Sustainability Appraisal work
- Habitat Regulations Assessment and recent Case Law
- Monitoring chapter
- Evidence Base

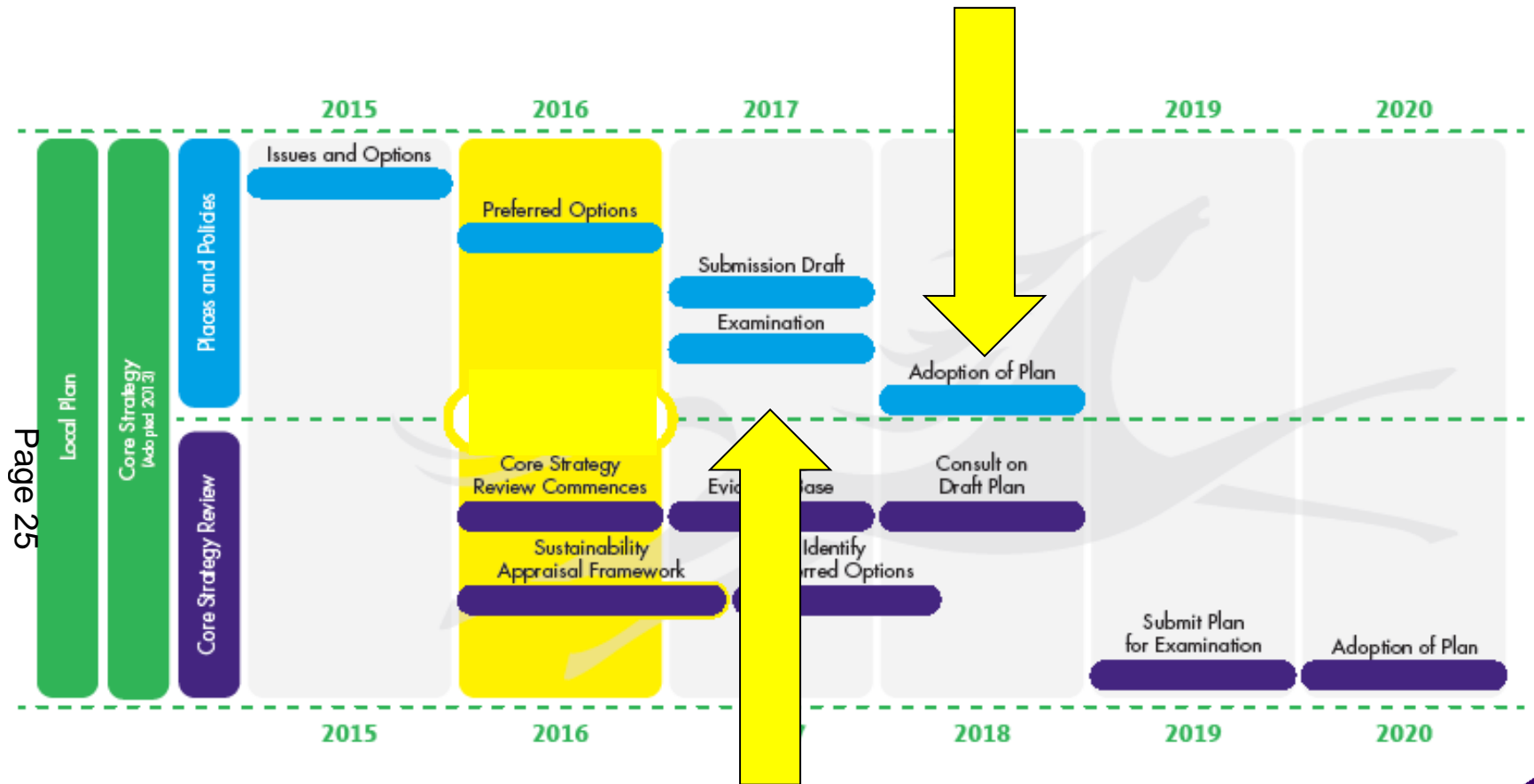
# Next Stages

- Cabinet recommendation for delegated authority to Head of Planning and Portfolio holder to finalise the submission plan and incorporate broad changes discussed agreed 19 July 2017
- Regulation 19 consultation for six weeks – formal consultation stage covering legal compliance and ‘tests of soundness’
- Following consultation – submission of the Plan, together with all representations and supporting documents, to the Secretary of State (Planning Inspectorate or PINS)
- PINS organise an Examination in Public (usually around 10 weeks after submission)



Places and Policies Local Plan: Preferred Options  
**Development Plan Timeline**

Final stages – Inspector’s Report, Main Modification and Adoption



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Current stage – Submission then Examination

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# Overview & Scrutiny Committee – 11<sup>th</sup> July, 2017

## Otterpool Park

# Landowner Progress since March 2017

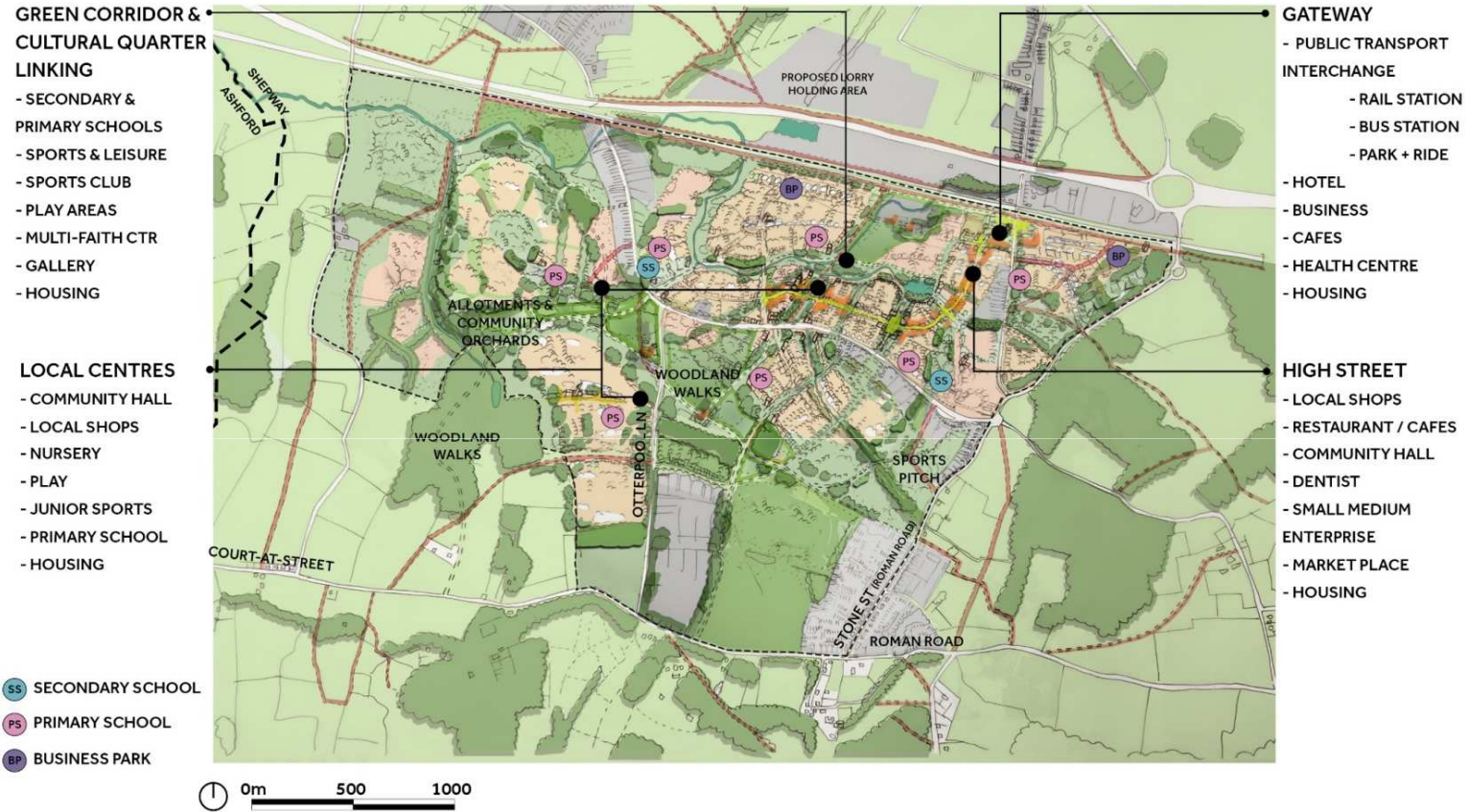
- Preparing the Framework Masterplan
  - Working with partners Cozumel Estates Ltd.
  - Project Plan
  - Public Engagement
- and
- DTI
  - Development Finance and Land Acquisition

# The Framework Masterplan

- Stage 1 Feasibility and Capacity Study reported to Cabinet in March 2017
- Framework masterplan to be submitted as part of CSLP evidence base
- Plan must be viable and deliverable
- Work underway on employment study and liaison with Network Rail



# The Framework Masterplan



# 2<sup>nd</sup> Collaboration Agreement and Development Agreement

- **Second Collaboration Agreement** greater detail on the principles set out in the first agreement. This will cover the period up to grant of planning permission and selection of development partner(s).
- **Full development agreement** be entered into with future partner(s) by end of 2019. This will include detailed documents and strategies including a business plan. The scope of this agreement will be brought back to Cabinet in autumn 2019.
- **The current agreement** will be extended to a longstop date of 31 March 2018.

# Project Programme

- submitting a framework masterplan to the LPA in September 2017;
- submitting a planning application in March/April 2018 that includes a full masterplan;
- achieving resolution to grant planning permission by end of 2018 subject to S106 and adoption of the CSLP;
- providing evidence to support the allocation of Otterpool Park in the CSLP review; and
- starting on site in 2020



# Public Engagement

## Early Learning

- Workshops worked well
- Within the public drop-in events theatre style presentations worked less well, although discussions with individuals and smaller groups has been more useful
- The demographic at the events has not been representative of the community as a whole with the majority of attendees being over 50. There has been a real lack of attendance by younger people and as the project is being delivered over at least a 30 year timescale this is obviously problematic.
- Need for clarity on Council roles

# Public Engagement

## Early Learning

Key points raised included;

- the ability to supply sufficient water
- the impact of traffic on existing highway infrastructure
- impact on health and education provision
- support for affordable housing in a range of forms
- support for local housing
- support for need to provide employment land for jobs

# Department of International Trade and MIPIM

- In its corporate role the Council has been liaising with Department for International Trade (DIT)  
DIT can help to promote major infrastructure and development projects to an international audience where they are looking for investment or development partners
- MIPIM - Attendance at MIPIM in 2018, working with Locate in Kent to promote Otterpool Park to its best advantage.

# Next Steps

- Finalisation of the framework masterplan, drawing on the inputs from Montagu Evans, the views of members and feedback from the engagement events.
- Preparation of a report on the June engagement events.
- Signing options agreements with landowners.
- Working with Cozumel on the Second Collaboration Agreement.
- Corporate Liaising with DCLG and the HCA over its potential role in providing advice and support to Otterpool Park.
- A further report to Cabinet in September 2017 will provide an update on the masterplan work and land acquisition, and seek decisions on:
  - The content of the second collaboration agreement, and
  - Principles of the approach to long term stewardship.

# Recommendations

1. To receive and note report
2. That Cabinet approves the following principles for the development of the Otterpool Park Framework Masterplan to provide a basis for a submission to the Local Planning Authority to support the Core Strategy Local Plan Review and also a basis for preparing an outline planning application:

- a) The indicative layout set out in the spatial plan (Appendix A) showing broad location for development, strategic landscaping, housing, and employment and community facilities, subject to responding to comments from the recent community engagement events.
- b) A review of the total number of homes in line with feedback from public events and viability advice.

The Otterpool Park Framework Masterplan will then be refined for final agreement by a future Cabinet meeting.

# Recommendations

3. That Cabinet authorises the Head of Strategic Development Projects, in consultation with the Leader of Council, to enter into a second collaboration agreement with Cozumel Estates.
4. To approve ongoing liaison with DIT over Otterpool Park as a pilot in the promotion of garden towns to international investors, and delegate authority to the Corporate Director Strategic Development to make a submission of further information to DIT, upon consultation with the Leader.
5. To endorse SDC's attendance at MIPIM Cannes in 2018 and for officers to work on the detail with Locate in Kent and potentially also with DIT on this event.
6. To note the budget requirement for land acquisition and the need to build in the sums set out in paragraph 1.2 and 1.3 of the confidential annexe into the capital programme £75k for 17/18; £600k for 18/19 and £3m for 19/20 to fund the costs of taking the land options.