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Strategic Housing Land Availability Assessment (SHLAA) 2011/2012

Update Document



Shepway Local Development Framework for Planning

Folkestone
Hythe & Romney Marsh
Shepway District Council



**Strategic Housing Land
Availability Assessment
(SHLAA) 2011/12**
Update Document

**SHEPWAY LOCAL
DEVELOPMENT FRAMEWORK**

Update production:

- Prepared by:
Planning & Monitoring Officer - *TM 8.7.11*
- Reviewed & Agreed by:
Planning Policy Team Leader - *MA 25.7.11*

LOCAL DEVELOPMENT FRAMEWORK (LDF) **SHLAA 2011/12 Update**

IMPORTANT SHLAA NOTE:

SHLAA evidence is produced to inform the district's Local Development Framework (LDF) and is not considered material to any planning application. The SHLAA cannot 'allocate sites' for development. Shepway District Council cannot guarantee lists are exhaustive and all future sites (above 5 net dwellings) are featured. For any development to be delivered, additional examination of - and public consultation on - sites will take place through planning applications and LDF processes.

Views expressed are officer opinion only.

July 2011

SHEPWAY DISTRICT COUNCIL

SHLAA Update Note

Strategic Housing Land Availability Assessment (SHLAA) Update 2011/12

CONTENTS

1 Introduction to this document	5
2. Strategic Update	8
• 2.1 National policy	8
• 2.2 LDF progress	9
3. Shepway SHLAA Update results	15
• 3.1 Executive summary	15
• 3.2 Update evaluation	15
4. Shepway SHLAA Update details	22
• 4.1 Updated mapping	22
• 4.2 Update of deliverable/developable sites	53
Appendices	69
• A. Density in Shepway	75
• B. New density form	77
• C. Noted land submission forms	79
• D. Phasing tables	100
• E. Economic Viability Assessment Executive Summary	106

1.0 Introduction to this document

1.1 This document is part of a suite of reports relating to Shepway's Strategic Housing Land Availability Assessment (SHLAA). The primary SHLAA publication to date is the Consolidated Document, significant parts of which are still applicable.

1.2 In essence, the SHLAA provides a pool of potential housing sites from which strategic planning can draw to meet the residential development needs of the district. It does not allocate land for development or form the basis of decisions on planning applications.

1.3 Maintaining a pool of potential housing sites is ongoing process. Supplementary information to the SHLAA is provided every December through the details of the Five Year Supply of Deliverable Sites. This is published independently as a specific Appendix of the Annual Monitoring Report (AMR). The Five Year Supply is forward looking but is heavily focused on a shorter timescale and therefore does not seek to fully address all sites and locations relevant to the LDF Core Strategy.

1.4 National advice on SHLAAs continues to be set out in:

- PPS3 Appendix C. This sets out key principles, and has not been revised in subsequent amendments to the Statement.
- DCLG (2007) Practice Guidance, including outlining nominal steps (at least 8) which could be incorporated in a SHLAA.
- Other subsequent guides offering practical support¹.

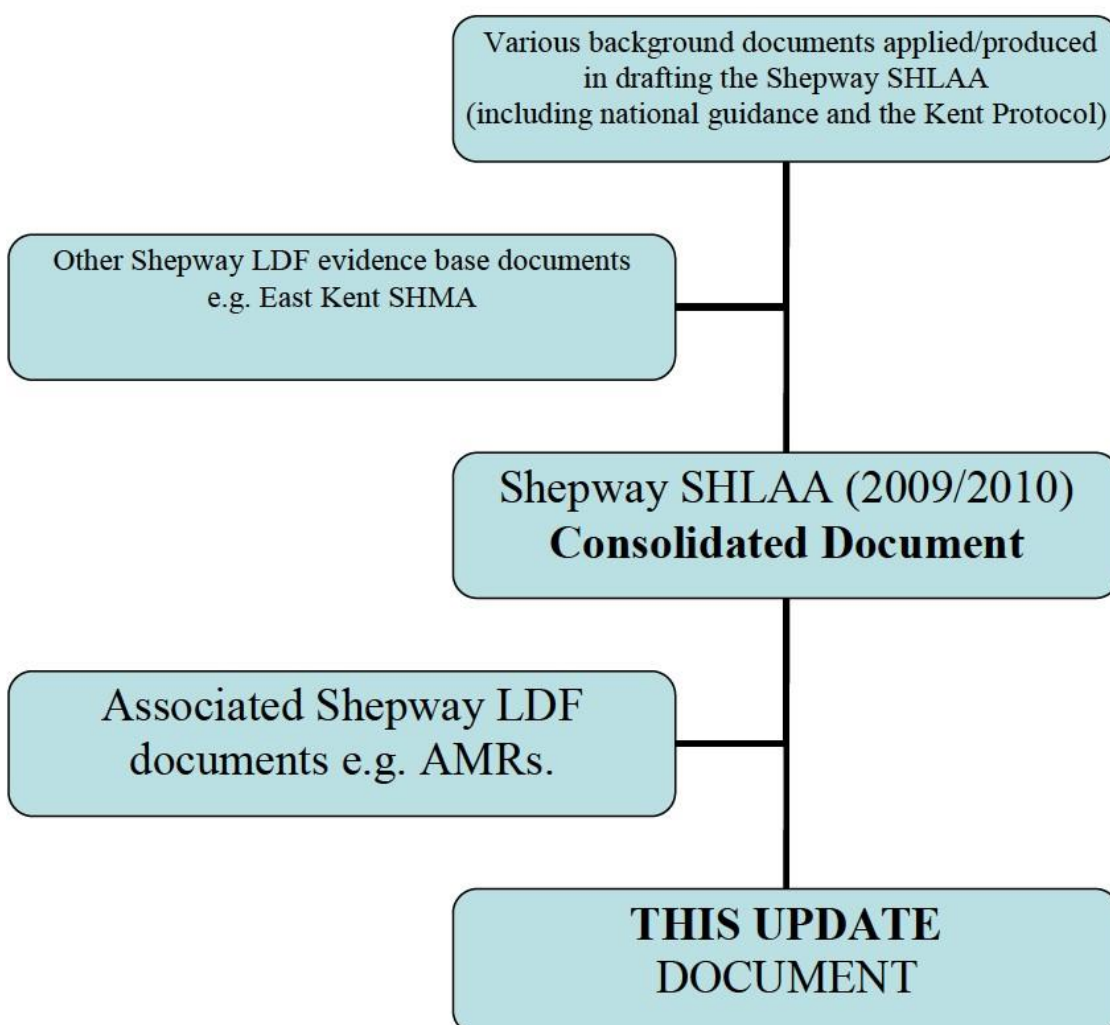
It is emphasised that information should be kept as up-to-date as possible, particularly through the AMR and maintaining a five year supply of deliverable sites.

¹ Most notably the PAS (2008) 'Strategic housing land availability assessment and development plan document preparation' note.

SHLAA Update Note

1.5 Practical criteria for SHLAAs county-wide were agreed in KPOG's (2008) Kent Protocol in consultation with private and public sector stakeholders. This influenced the Shepway Methodology².

1.6 By way of a summary, the following chart represents some of the key strands of Shepway LDF housing supply documents. For further information, Figure G (start of Section C) of the Consolidated Document illustrates the key stages in the Shepway SHLAA³.



² http://www.shepway.gov.uk/UserFiles/File/pdf/local-plan/shlaa/shlaa_methodology.pdf.

³ Shepway stages are directly related to the DCLG stages in the full flow charts in Appendix IV of the Consolidated Document.

SHLAA Update Note

1.7 In terms of the criteria against which the critical SHLAA decisions were made, the Kent Protocol was highly influential (e.g. DCLG stage 7 “whether sites are likely to be developed” and their acceptability).

1.8 This document updates key elements of the SHLAA, in particular refreshing information on site capacities (housing density changes), exact boundaries, and from recent planning applications. It supports the housing figures featured in the policies of the Shepway LDF Core Strategy Proposed Submission Document. This update provides contemporary information on expected sources of housing supply, but it has not been generally necessary to introduce new sites other than appropriate ones formally submitted as planning applications. It covers the period 2011/12 onwards (aligned with the Core Strategy terminal date of 2030/31).

1.9 This note refreshes SHLAA Stage 6 (Estimating the housing potential of each site) as set out in the Practice Guidance, and relevant onwards stages. In terms of the key features of an update the Guidance (para. 17) suggests points of focus including the following:

- **Progress on sites in relation to their build out (construction activity)**
- **Planning applications submitted**
- **New information on potential constraints to development.**

The core purpose of this document is to update site information in these respects, including the latter point where information is less readily apparent on an ongoing basis. The opportunity is also taken to provide further illustrative material, particularly mapping.

2.0 Strategic Update

This chapter reviews changes in planning policy since the production of the Consolidated Document and their implications for the Shepway SHLAA.

2.1 National policy

2.1.1 There have been a variety of national policy changes proposed and implemented since the production of Shepway LDF Core Strategy 'Preferred Options' for consultation, and the first SHLAA results, in 2009. The most significant changes in relation to the SHLAA process are considered to be alterations to the existing planning policy for housing, and proposed restructuring of the levels at which development plans can be produced. These are addressed in turn.

2.1.2 The June 2010 published version of Planning Policy Statement 3: Housing (PPS3) introduced two main changes. The definition of previously developed 'brownfield' land was tightened, particularly in relation to excluding garden land. Of greater immediate significance to this SHLAA update, the national policy in relation to density was changed. There is now no national guideline minimum housing density, and the implications of this have been explored through this document.

2.1.3 PPS3 continues to require the production of SHLAAs to inform LDFs, along with an emphasis on maintaining a Five Year Supply (which may be used in determining planning applications).

2.1.4 The new central government has also announced its intention to abolish Regional Spatial Strategies. This means that the minimum housing targets (and other policies) in the South East Plan will cease to have statutory force. This has had a major impact on many Local Planning Authorities, however implications have been less major in Shepway as the council had stated its intention ('Preferred Options' 2009) to exceed the minimum housing target.

SHLAA Update Note

2.2 LDF progress

2.2.1 Subsequent to the LDF Core Strategy 'Preferred Options' document and district-wide public participation in 2009, work has focused on evidence gathering for the Core Strategy Proposed Submission Document in 2011. This interim period has included ascertaining further information, primarily from two sources:

- Focused work on potential strategic sites identified for discussion in 2009 (flowing from original SHLAA research) including preparation of draft masterplans and local consultations by developers. Developer websites documenting public information and subsequent office evaluation can be found on-line: (Deprecated). This data is used in this update of the likely capacity of some of larger sites featuring housing.
- Additional thematic evidence base studies conducted to add to the evidence base behind the Shepway LDF Core Strategy. This partly takes the form of other study updates, but some important new research has been commissioned. This provides additional perspectives on issues such as residential development viability, key brownfield land sites, transport strategy, and (critical with the removal of regional housing targets) local demographic projections. See (Deprecated) for full information.

2.2.2. The main inter-relationships between these data sources and key stages in SHLAA consideration are set out in the table below:

SHLAA Update Note

Table 1: Data sources informing the SHLAA process

Potential applicability:	Suitability stage ('inherent' to location)	Suitability stage (other physical)	Availability stage	Achievability stage	Capacity stage
All sites				Housing Viability Assessment	Housing Viability Assessment
	Transport Strategy	Transport Strategy		Transport Strategy	Transport Strategy
Site refs including: 153, 177, 244, 346, 354, 367, 382, 404, 461		Brownfield Land report	Brownfield Land report	Brownfield Land report	
Site refs including: 040, 204, 209, 354, 328, 367, 408, 409, 415, 430.	Developer Consultation			Developer Consultation	Developer Consultation

2.2.3 Key features of these information sources:

- Housing Viability Assessment: *Adams Integra (2011) LDF Economic Viability Assessment* (see below).
- Transport Strategy: *Scott Wilson (2011) Shepway Transport Strategy*. An overview of the potential approach to transport modes in the district, including consideration of access to services and specific modelling of key junctions. It covers the whole district, although explicit consideration is given to sites identified at Core Strategy 'Preferred Options' consultation as potential strategic sites. Therefore it provides a range of information of potential interest.
- Brownfield land report: *DTZ (2011) Site Assessments Shepway District Local Brownfield Strategy*. This provides an overview of individual/collections of land which has been previously developed, and may contain significant development potential (not just for residential uses). For the sites considered, it provides an independent perspective on general delivery prospects (achievability/availability) and common issues from previous uses (physical suitability).

SHLAA Update Note

- Developer Consultation: This information varies between landowners for the applicable sites. It may provide illustrative material of interest, a private sector perspective and other details. For the purposes of the explanatory table above it includes the Sellindge Rural Masterplan work undertaken by independent consultants for the HCA, Shepway and the local community.

2.2.4 The Economic Viability Assessment by Adams Integra (February 2011) is devoted to housing delivery issues. It focuses on hypothetical modelling using assumptions formulated in the local context. It provides particular recommendations in relation to issues such as affordable housing provision, and therefore closely follows the East Kent SHMA (which as explained in the Consolidated Document is an important contextual study for the SHLAA).

2.2.5 The Executive Summary to the Viability Assessment is included at Appendix E. The following aspects of individual chapters are highlighted here for SHLAA update context:

- Chapter 1: Purpose of Study.
- Chapter 2: Relationship with SHLAA, local considerations in developing notional schemes, Residual Land Value (RLV) methodology, derivation of local Value Points (Around which scenario RLVs are presented), other key assumptions including costs, and consultation with local developers.
- Chapter 3: Results of property value and alternative use considerations, diagrammatic representations of modelling outputs, small and large site considerations, further sensitivity testing (including grant, profit, sustainable construction and planning obligation options).
- Chapter 4: Recommendations, including abolishing the current 15 dwelling threshold so that small sites make a contribution.

2.2.6 Section 2.2 of the Viability Assessment confirms areas of commonality between the findings of that research and the SHLAA. The Viability Study is also of particular interest when considering issues of site size and affordable housing thresholds, and general allowance for social/community infrastructure costs.

SHLAA Update Note

2.2.7 The central feature of the Viability Assessment’s methodology is a range of ‘value points’ around which individual housing market circumstances in Shepway are collected to cover variations (due to spatial and temporal factors).

Table 2: Economic Viability Assessment value points typology

Value Point	Values						Occurrence – General Indications
	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m	
1	£80,000	£107,200	£120,000	£136,000	£160,000	£1,600	Market falling from current lower end
2	£100,000	£134,000	£150,000	£170,000	£200,000	£2,000	Lower end values – e.g. typically seen Folkestone / New Romney & Lydd / The Marsh
3	£120,000	£160,800	£180,000	£204,000	£240,000	£2,400	
4	£140,000	£187,600	£210,000	£238,000	£280,000	£2,800	Mid to upper range values – e.g. typically seen in Hythe
5	£160,000	£214,400	£240,000	£272,000	£320,000	£3,200	
6	£180,000	£241,200	£270,000	£306,000	£360,000	£3,600	Upper end values – e.g. typically seen in North Downs (East Kent Rural South LHMA)
7	£200,000	£268,000	£300,000	£340,000	£400,000	£4,000	Market rising from current upper end

2.2.8 This is generally consistent with the views of DTZ in the Brownfield Land Study as documented below (although Adams Integra’s value assumptions may be slightly more conservative than DTZ). Brownfield study paragraphs 4.32 - 4.40 state:

- *The Shepway District residential market is relatively self-contained at present and is split between three towns; Folkestone, Hythe and New Romney.*
- *The Folkestone market comprises the central area of Folkestone, the suburb of Cheriton, the settlement of Hawkinge to the north and Capel-le-Ferne to the east (located in Dover District).*
- *Average house prices vary across the Folkestone area, with the centre of Folkestone exhibiting relatively low average house prices compared to Hawkinge and Capel-le-Ferne. Our views of typical new-build residential property values for the Folkestone area are as follows:*
 - *1 bed: £130,000 – £160,000*
 - *2 bed: £150,000 – £250,000*
 - *3 bed: £175,000 – £320,000*
 - *4 bed: £225,000 – £350,000*
- *The Hythe market is characterised by a thin coastal strip of development to the west of Folkestone. The area has a large elderly population and there are limited opportunities*

SHLAA Update Note

for further housing development. Average house prices are generally higher than those for Folkestone as shown by the values below. This incorporates the development at Sandgate aimed at the higher end of the market.

- 1 bed: £140,000 – £195,000
- 2 bed: £180,000 – £280,000
- 3 bed: £185,000 – £400,000
- 4 bed: £400,000 – £450,000

- New Romney is located south west of Folkestone, along the coast, and south of Romney Marsh. Average house prices in this area are lower than those in Hythe to the north east. This is probably linked to both transport difficulties and the concentration of bungalows (rather than larger detached houses).

- There have been a series of new residential developments in the District over the last few years. The market for residential land around key settlements is still strong, with most major housing developers still actively seeking sites in Shepway, a District which will increase in popularity due to its proximity to the M20 motorway and the direct high speed rail link to London from Folkestone.

- Savills research (UK Residential Development Land Report January 2011) suggests that Britain's coastal towns are experiencing high price rises. Folkestone and Hythe have been identified as value growth hotspots which can capitalise on the premium value of waterside coastal property and the trend of retiring London professionals moving into Kent.

- Modest increases in values should encourage demand for viable urban infill sites where residential developers are seeking fast build-outs. Such sites can be developed with minimal infrastructure and incrementally placed into the market.

- In the South East of England the value of Greenfield land averages 35% below its peak value in 2006/7 which compares favourably in relation to the rest of the UK. The underlying housing shortage and marginally improved employment outlook for this region have helped reduce the fall in values and improved the prospects for a recovery in the south east land market.

2.2.9 It is not appropriate for this document to fully rehearse the scenarios considered in the housing viability work, however table 2 does further illustrate the current context for SHLAA delivery, and general housing market context within Shepway. Further information is also provided about the expectation arising from original SHLAA work that

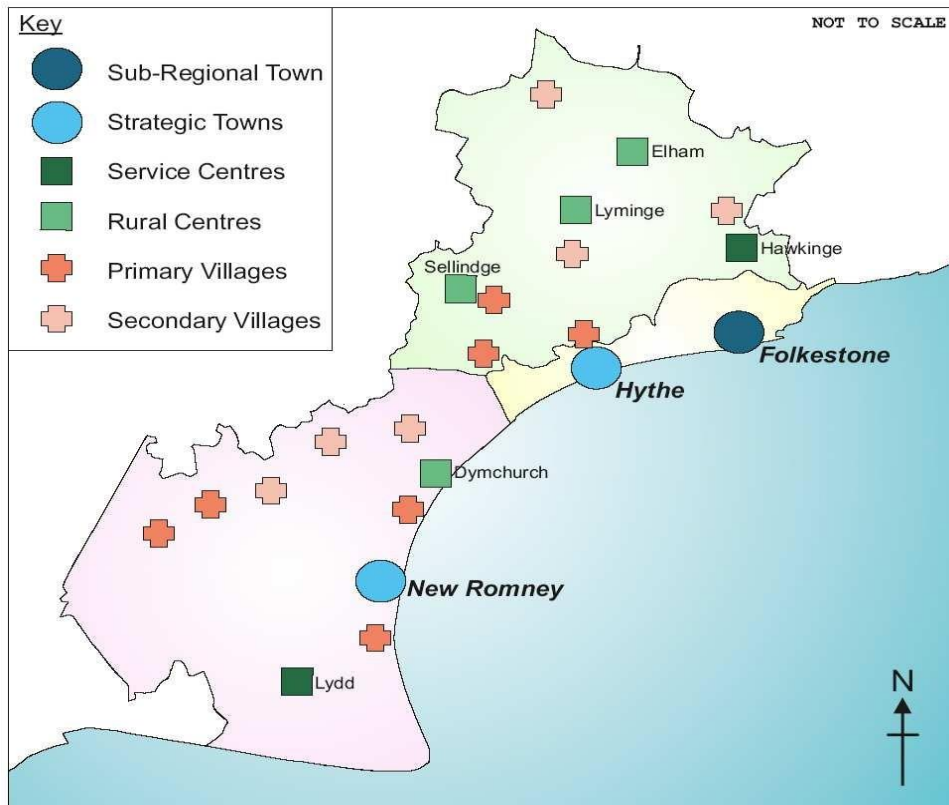
SHLAA Update Note

Shepway would continue to deliver housing sites that are mostly smaller in size (under 15 units; see section 3.6 of the Viability Study).

2.2.10 The Viability Study also made cost assumptions in relation to both construction and infrastructure. This is relevant to achievability considerations and infrastructure related matters are addressed in Section 4.2.

2.2.11 In relation to policy formation, the Shepway LDF Core Strategy has now reached its publication stage. It features a variety of provisions including a proposed settlement hierarchy as featured below:

Figure 1: The Settlement Hierarchy for Shepway



2.2.12 This highlights many of the key places in Shepway that may have (residential) development potential.⁴

⁴ Provided for illustrative purposes alone. This update has not reviewed the suitability of sites other than information from the planning application process. SHLAA suitability was based on objective criteria, and was not restricted to the definition of settlements.

3.0 Shepway SHLAA Update results

This chapter provides an overview of the headline results of the update, and some notable features of the pool of deliverable/developable sites in the SHLAA.

3.1 Executive summary of results

→ The SHLAA seeks to identify **a pool of possible sites** sufficient to meet strategic housing requirements in the district.

→ The SHLAA update found **138 sites to be deliverable/developable** i.e. suitable and available and achievable from the start of the year 2011/2012. Further analysis shows the majority of these can be considered as already 'in the planning process'.

→ The total number of sites now includes 16 not previously considered deliverable/developable sites (most identified through planning permissions on new sites); although 27 have dropped out (predominantly through the completion of development over recent years).

→ These deliverable/developable sites are calculated as holding the potential to yield **8,543 dwellings** in 2011/12 – 2030/31 (inclusive). This does not include any 'windfall' types of supply or sites producing under five dwellings (net).

3.2 Update evaluation

3.2.1 Change in the SHLAA headline capacity (to 8,543 dwellings) as a result of this update can be attributed to progress on planning applications/permissions, and to new information on capacity. More sites have been completed following planning permission and are no longer available, than have become newly identified via recent planning applications. This reduces the SHLAA, the size of the residential pool, both in terms of number of sites and houses, as shown below.

SHLAA Update Note

Table 3: SHLAA site breakdown

Change	Site frequency	Number of dwellings
Now deliverable/ developable	16	228
No longer deliverable/ developable	27	474
<i>Net</i>	-11	-246
All sites in updated SHLAA (pool deliverable/developable).	138	8,543

3.2.2 The decrease in total number of dwellings in the SHLAA is greater than the 246 dwellings attributable to the different sites. This is due to amendments to the capacity of sites that have stayed in the SHLAA, a net reduction of 1,744 dwellings.

3.2.3 Further details on sites now deliverable and developable (due to planning applications) are included in the SHLAA update, provided in part 4.2 of this document.

3.2.4 This potential supply of residential sites applies from the financial year 2011/12 (inclusive). The SHLAA now extends to 2030/31, reflecting the incremental delivery of some of the largest strategic sites which are expected to extend beyond the original 2026 cut-off.

3.2.5 In terms of the wider picture, the total supply for the 'plan period' includes completions from recent years. These can be added to the SHLAA pool of sites:

SHLAA Update Note

Table 4: Housing completions from 2006/2007 year onwards and potential future supply

Year	Source	Number of dwellings
2006/7	Confirmed delivery.	146
2007/8	Totals 1,282 dwellings 2006/7 – 2009/10.	394
2008/9		562
2009/10		180
2010/11	Delivered; total awaiting confirmation.	TBC ⁵
2011/12 onwards	Drawing from SHLAA pool of sites to 2030/31.	8,543 Excluding sites under 5 dwellings net gain.
2006/7 – 2030/31	Full plan period total.	>9,825

3.2.6 In the 2006/7 and following years where confirmed information is available, 1,282 dwellings were completed. Policy for future housing supply in Shepway is informed by adding on potential additional delivery (predominantly drawing from the SHLAA) to 2030/31.

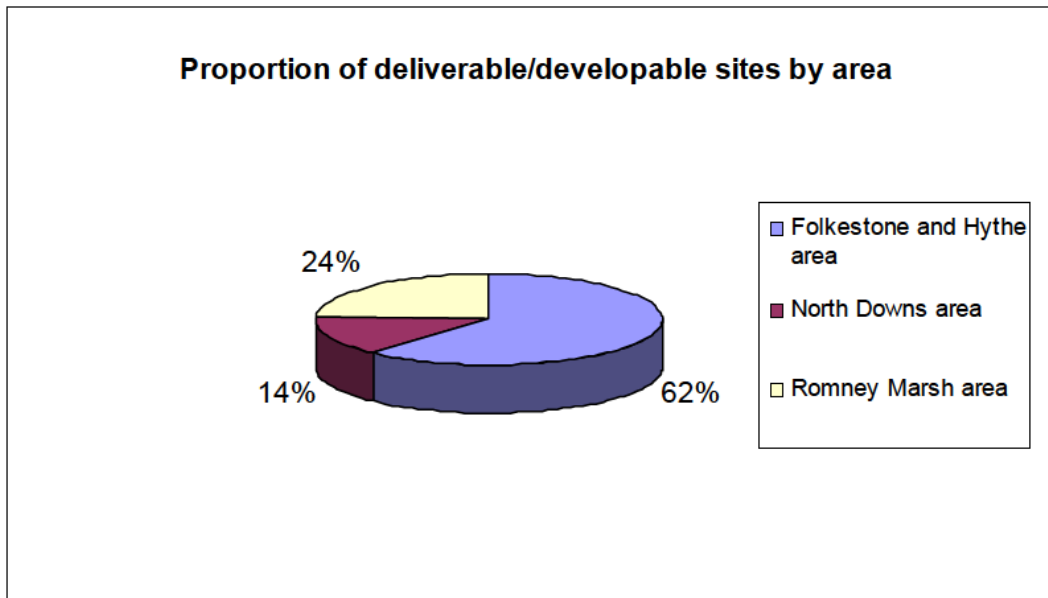
3.2.7 The Core Strategy's proposed housing trajectory is drawn from the SHLAA (but not identical as explained in Appendix D). The interrelationship between yearly housing supply identified in the SHLAA pool and the Shepway housing trajectory featured in the LDF Core Strategy Proposed Submission Document is outlined in Appendix 4.

3.2.8 The broad distribution of successful sites within Shepway is shown in the following chart (figure 2):

⁵ In the short-term, an interim estimate of approximately 120 dwellings has been used to inform the LDF Core Strategy proposed submission document. This is not an authoritative figure and will be superseded by a formal data return confirming total number of dwellings completed in 2010/11 in Shepway. This will be published in the 2011 AMR in December or before, and will be recognised in any adopted Core Strategy.

SHLAA Update Note

Figure 2: Distribution of successful SHLAA sites by area

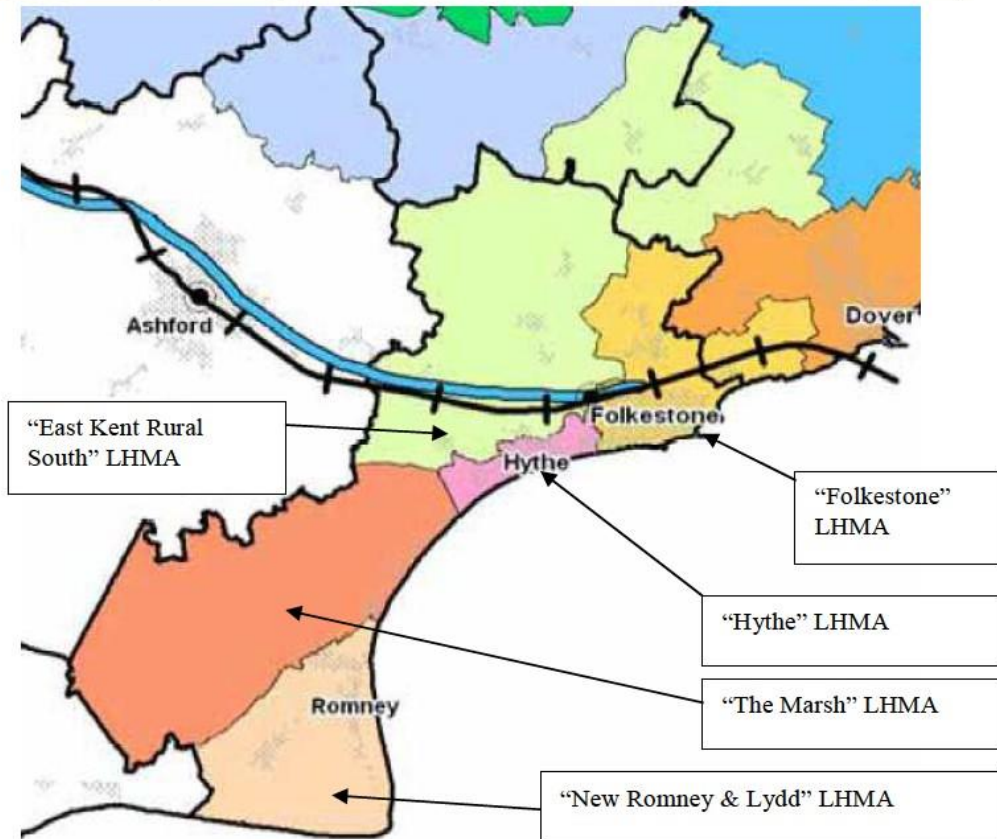


3.2.9 Romney Marsh contains a higher number of sites than the North Downs area, although the latter contributes more in terms of the resulting number of units. This is primarily due to the fact that the North Downs contains several sites which are larger than those found on Romney Marsh.

3.2.10 For a further spatial perspective, the following map (Fig. 3) confirms the functional Local Housing Market Areas (LHMAs) established in the East Kent SHMA, and used in applying SHLAA results.

SHLAA Update Note

Figure 3: Strategic Housing Market Assessment, Local Housing Market Areas (LHMAs)



Source: Strategic Housing Market Assessment for the East Kent Sub-region, Final Report (Fig. 9.1)

3.2.11 Table 5 outlines some key attributes relevant to the SHLAA, by LHMA:

Table 5: Local Housing Market Area information

Local Housing Market Area (LHMA)	Total households	Extends beyond Shepway District Council (SDC) boundaries?	Viewed as predominantly rural?	House cost rank of Shepway LHMAs	Deliverable/developable dwellings from SHLAA
Folkestone	24,062	Yes, inc. non-SDC	No	5	4,239
E Kent Rural South	9,292	Yes, inc. non-SDC	Yes	1	1,560
Hythe	6,751	No	No	2	1,606
New Romney & Lydd	5,498	No	Yes	3	694
The Marsh	3,832	No	Yes	4	444

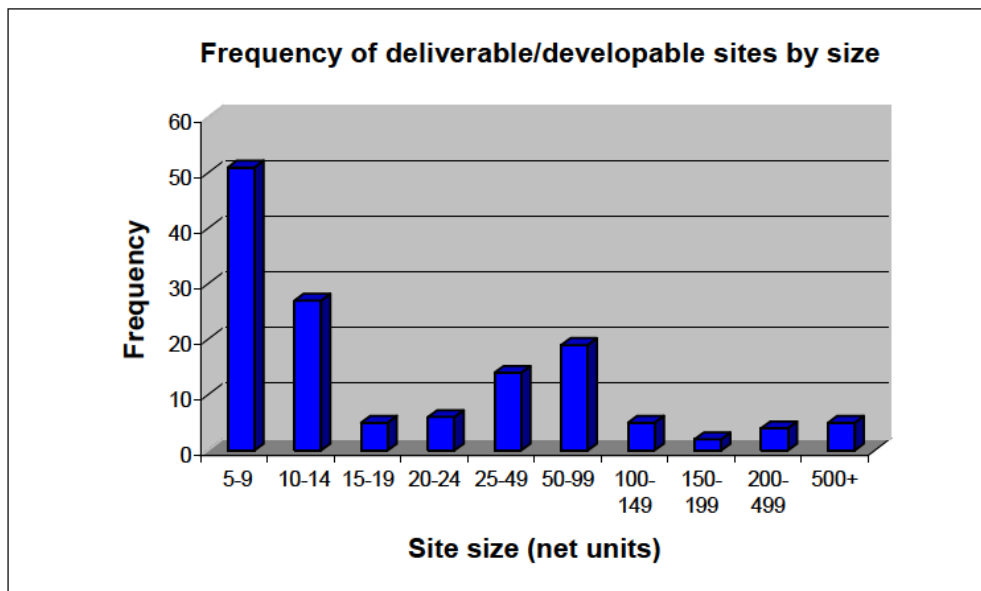
Source: Extracted from this document and Strategic Housing Market Assessment for the East Kent Sub-region, final Report (Table 12.10a).

SHLAA Update Note

3.2.12 The total number of SHLAA dwellings identified in this update has increased in all LHMA's, apart from Hythe where the impact is virtually nil (net change of 2 dwellings). The large Folkestone LHMA, which includes Hawkinge and Caple-le-Ferne in Dover District, is just over 1,000 less in total as a result of this update.

3.2.13 Looking now at site capacity, most deliverable/developable sites are expected to be smaller in size (even though sites yielding less than five units are not included in the SHLAA) as depicted in figure 4:

Figure 4: Frequency of deliverable and developable sites by size



3.2.14 The average (mean) number of dwellings overall is 62 per successful site with a median of 14 units. This highlights some very large scale sites, and also several significant medium/larger ones, with 44 sites estimated at between 15 and 99 dwellings.

3.2.15 In terms of sites that have 'dropped out' from the SHLAA, 96% of these (23 sites) are due to completion of development up to and including 2010/11. This totals 431 delivered dwellings.

3.2.16 Four other sites are no longer featured. In three cases this is due to planning applications being received for 4 (or less) net new dwellings, taking the capacity

SHLAA Update Note

estimate below the SHLAA cut off threshold. This accounts for a reduction of 18 units in the SHLAA total. The other site (ref. 31) is demonstrably not available as, following the grant of a retail planning permission, the site has been fully built out for a non-residential use.

4.0 Shepway SHLAA Update details

This chapter focuses on presenting the findings of the SHLAA as they stand after this Update. It firstly provides updated and improved mapping, and new summary tables of deliverable/developable sites are next documented. Certain key locations are then outlined further.

4.1 Updated mapping

4.1.1 The following maps provide a range of information, particularly on deliverable/developable sites as listed in 4.2. However it is not intended to provide a definitive map of the extent of possible development boundaries. In general the total gross site size is shown i.e. inclusive of non-residential uses such as landscaping, and updates have only occurred on the basis of specific agreed information (notably planning permissions and strategic masterplans).

4.1.2 The maps show deliverable/developable site outlines and SHLAA reference numbers, with colouring on the basis of their current status (within the SHLAA or planning system⁶). It also highlights some strategic constraints, provides indicative (i.e. centre point) locations of all sites considered or submitted to the original SHLAA and four other formal recent land submissions.


















⁶ The within or outside the planning system definition is recognised in national guidance; further details were provided in section 2.3 of the Consolidated Document.

MAP INDEX

- See figure 3 for overview of LHMA in Shepway

<p>FOLKESTONE Local Housing Market Area maps:</p> <ol style="list-style-type: none"> 1. (Folkestone) Cheriton ward 2. (Folkestone) East ward 3. (Folkestone) Foord ward 4. (Folkestone) Harbour ward 5. (Folkestone) Harvey Central ward 6. (Folkestone) Harvey West ward 7. (Folkestone) Morehall ward 8. (Folkestone) Park ward 9. (Folkestone) Sandgate ward 10. North Downs East ward [overview] 11. North Downs East deliverable/developable sites inset <p>HYTHE Local Housing Market Area maps:</p> <ol style="list-style-type: none"> 12. Hythe Central ward 13. Hythe East ward 14. Hythe West ward 	<p>NEW ROMNEY & LYDD Local Housing Market Area maps:</p> <ol style="list-style-type: none"> 15. Lydd ward [overview] 16. Lydd deliverable/developable sites inset 17. New Romney Coastal ward [overview]: 18. New Romney Coastal deliverable/developable sites inset 19. New Romney Town ward <p>THE MARSH Local Housing Market Area maps:</p> <ol style="list-style-type: none"> 20. Dymchurch & St Mary's Bay ward: The Marsh LHMA 21. Romney Marsh ward [overview]: The Marsh LHMA. 22. Romney Marsh deliverable/developable site inset (Brenzett) 23. Romney Marsh deliverable/developable site inset (Brookland) <p>EAST KENT RURAL SOUTH Local Housing Market Area maps:</p> <ol style="list-style-type: none"> 24. Elham & Stelling Minnis ward 25. Lympe & Stanford ward 26. North Downs West ward [overview] 27. North Downs West deliverable/developable sites inset 28. Tolsford ward
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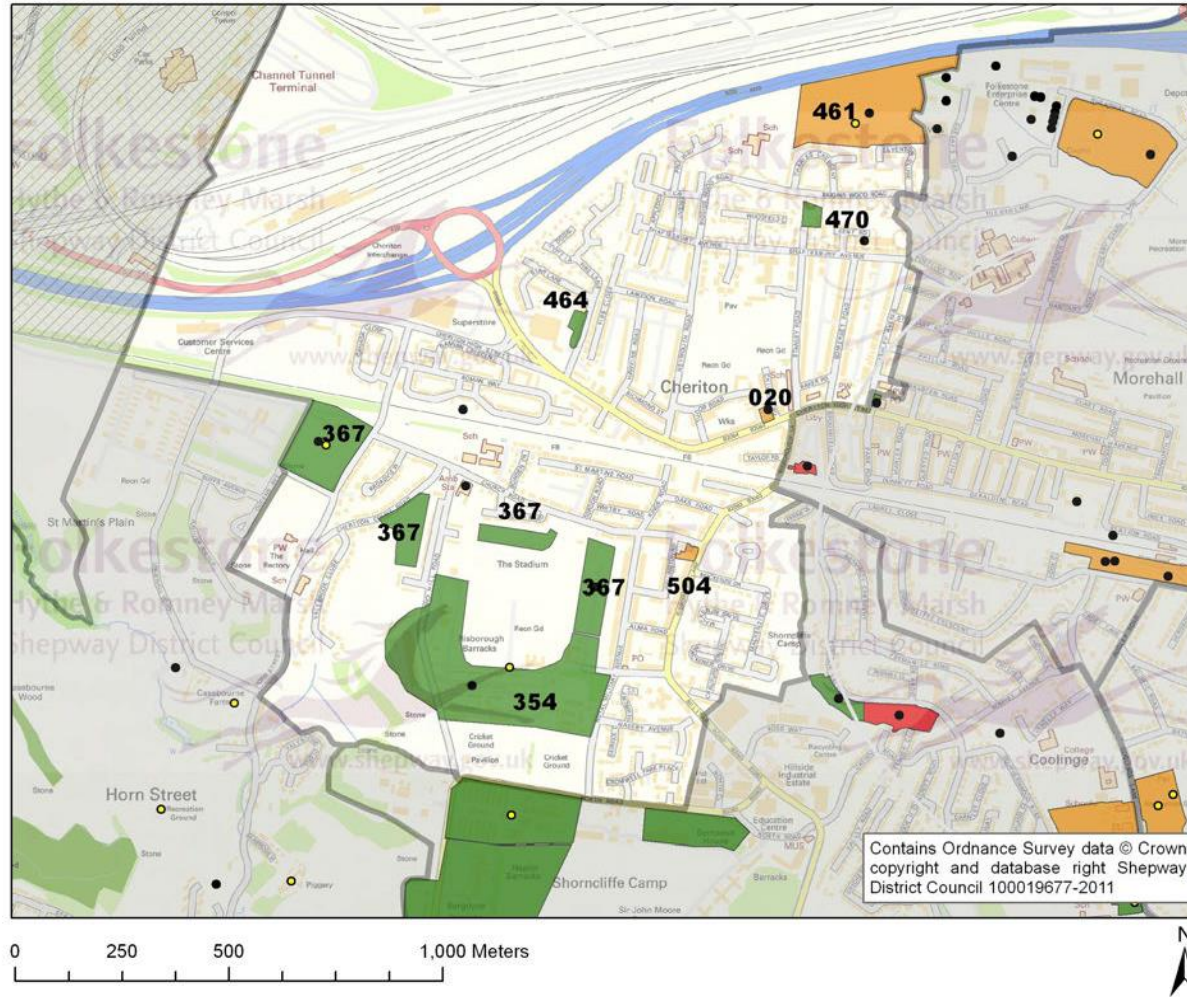
KEY

	Not currently in the planning process
	In the planning process
	No longer deliverable (2011)
	Natura 2000 series (current and proposed) site
	"
	"
	"
	"
	Area of Outstanding Natural Beauty
	Ancient Woodland
	Site of Specific Scientific Interest
	Flood Zone 2
	Flood Zone 3
	Landowner Submission
	Other Data Source
	'Noted Site'
	Core Strategy Proposed Broad Location

Maps are not intended to provide a finalised boundary in terms of future change, as site extent may be refined as it progresses through the planning system. In particular, several landholdings are only acceptable in part for residential but the whole of the site may be shown.

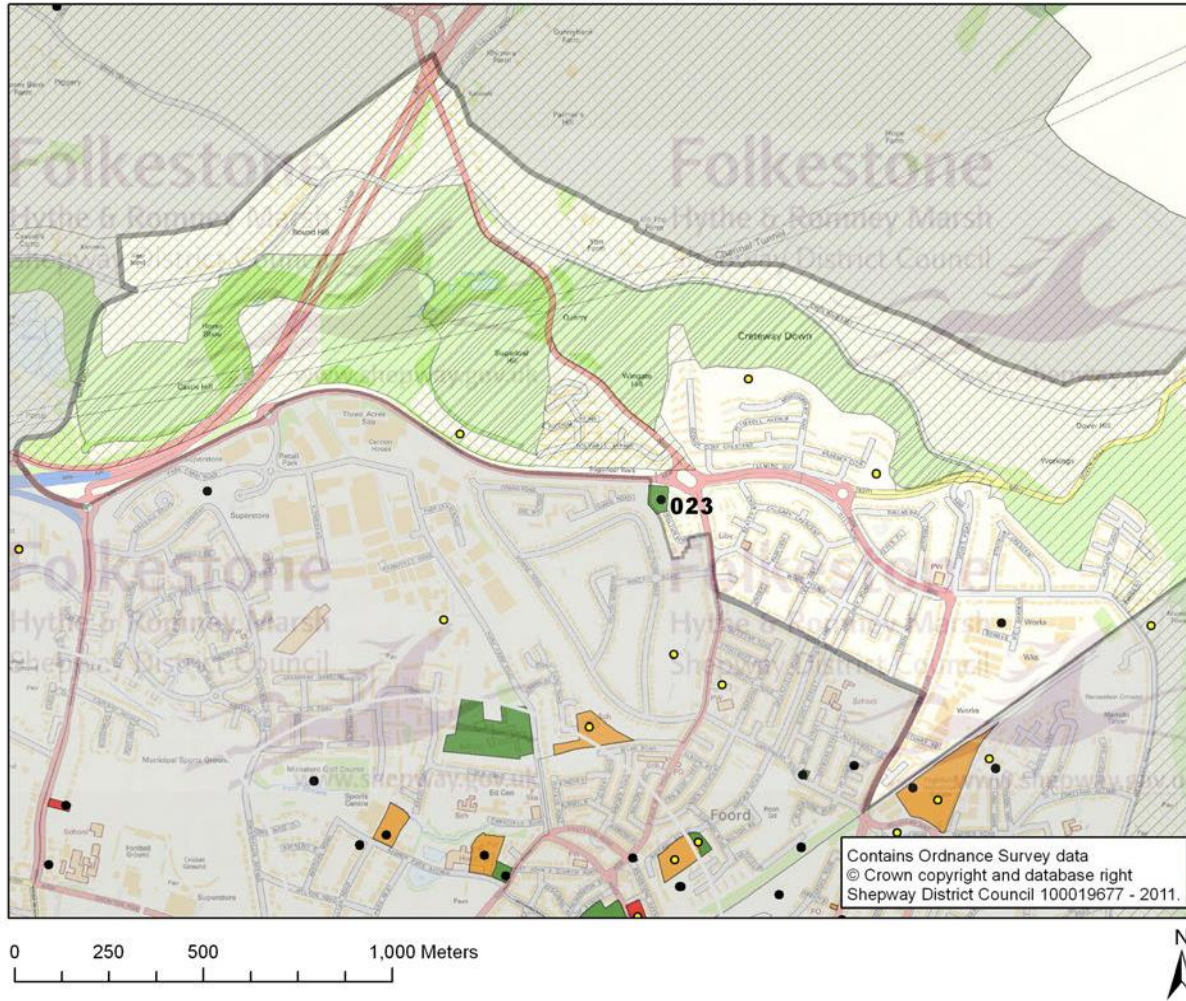
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Cheriton



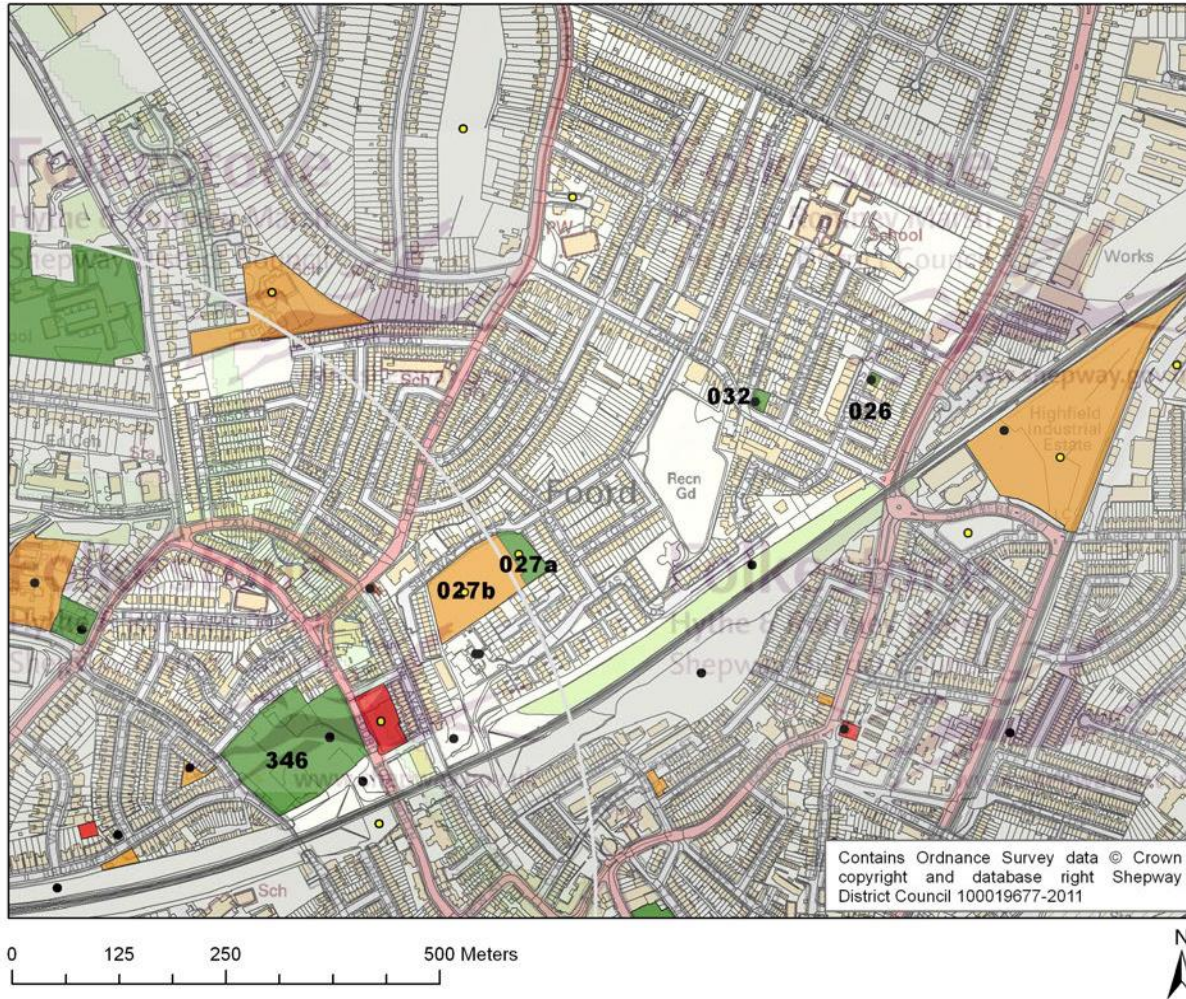
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Folkestone East



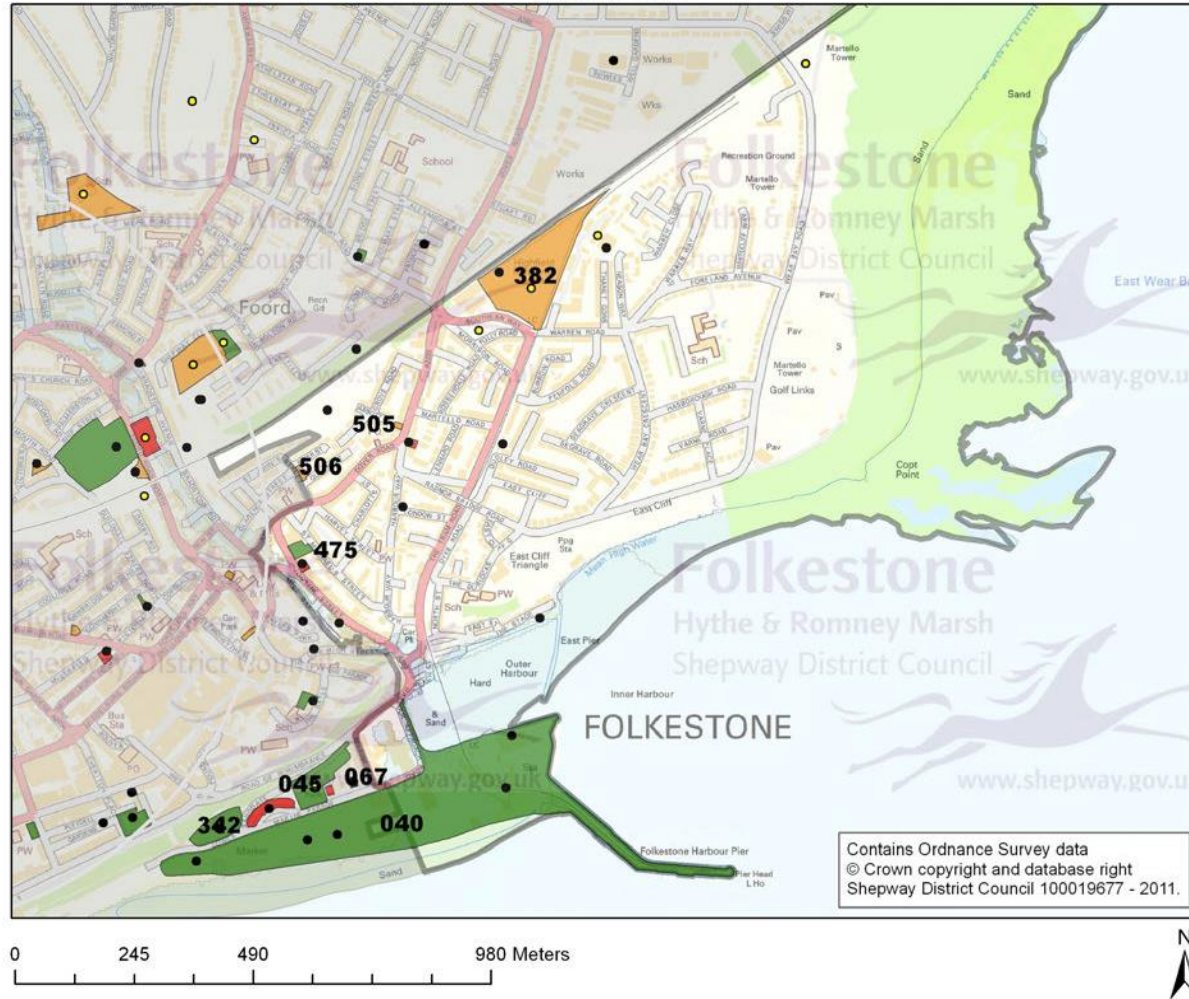
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Foord



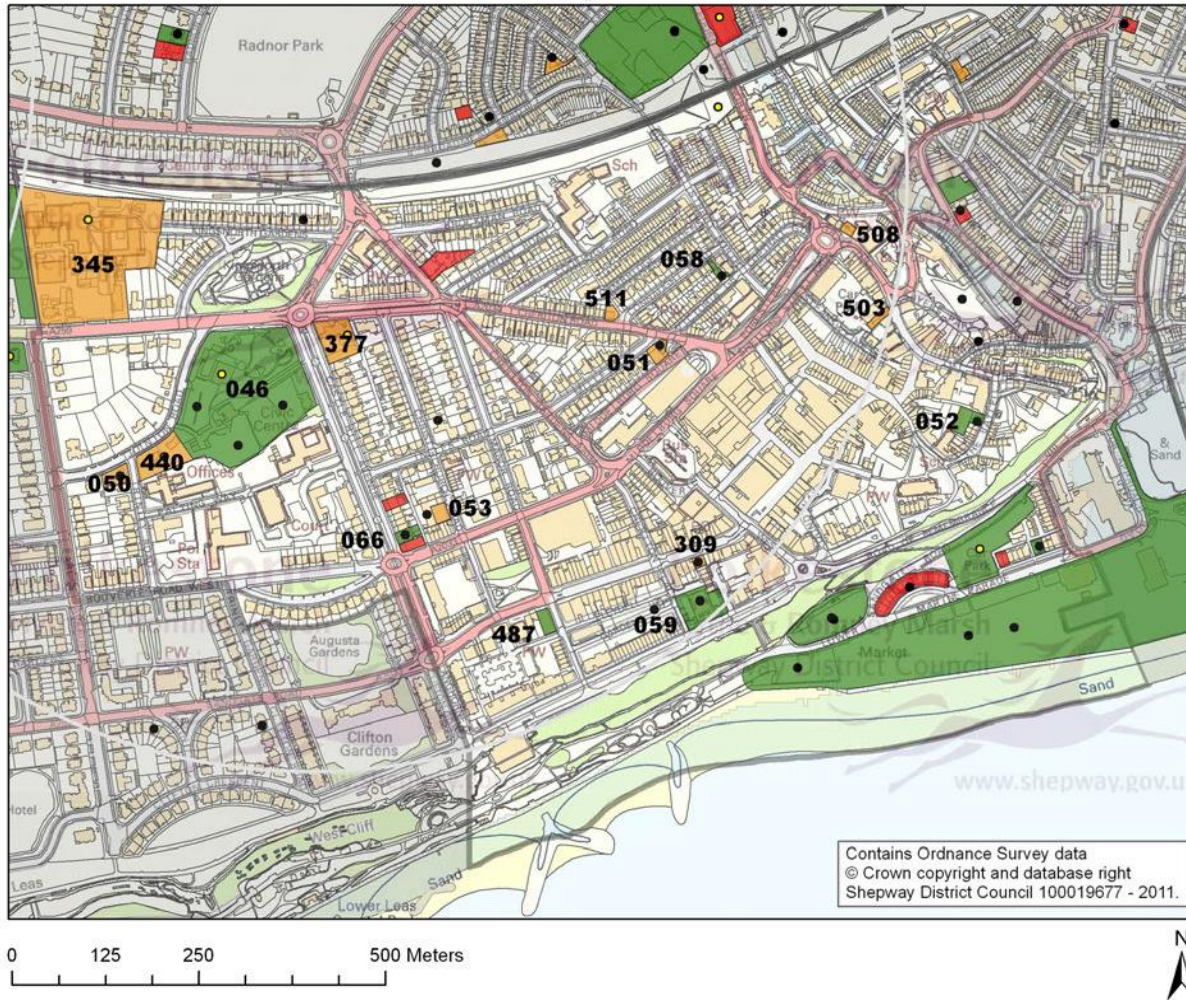
4

Harbour



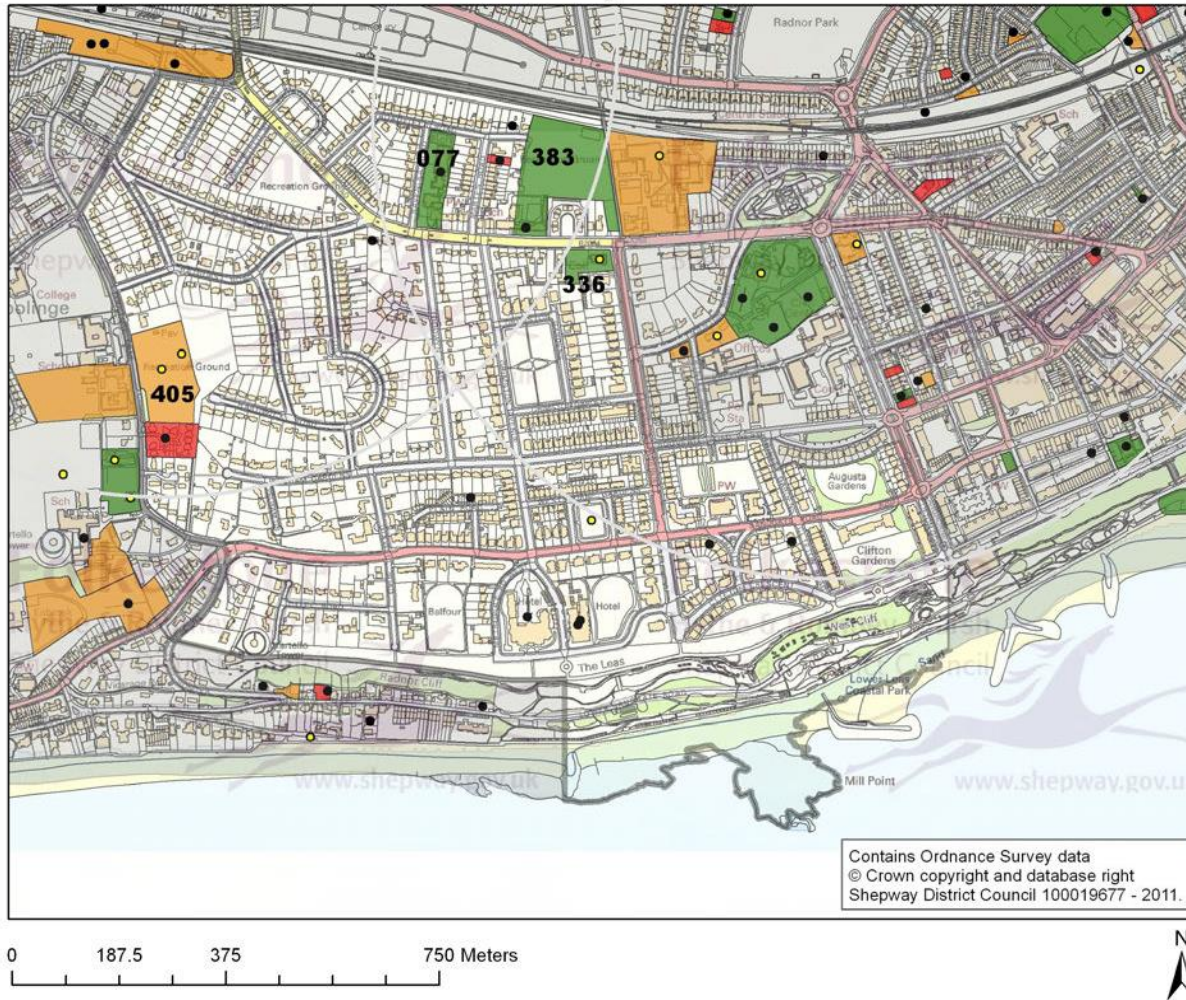
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Harvey Central



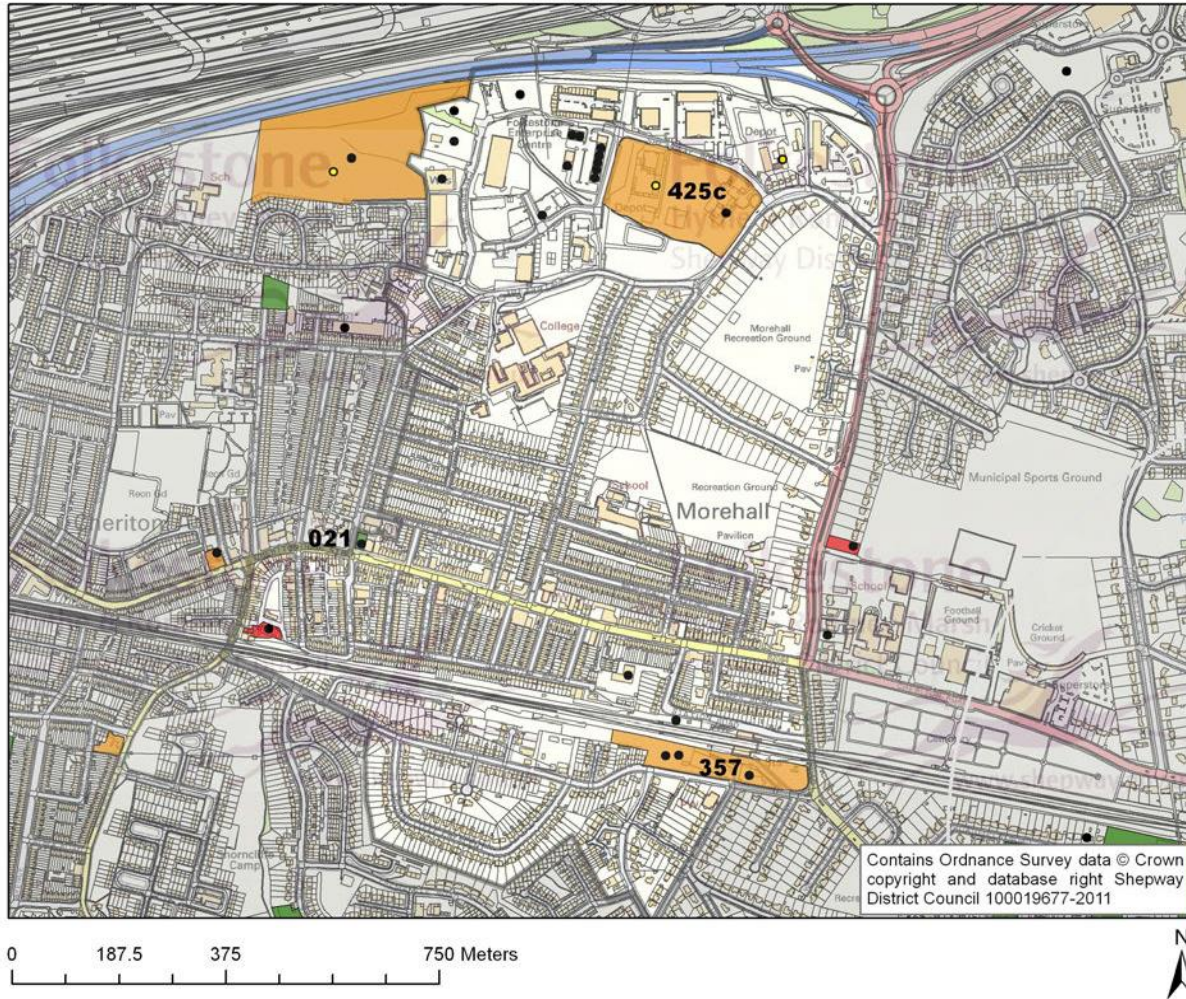
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Harvey West



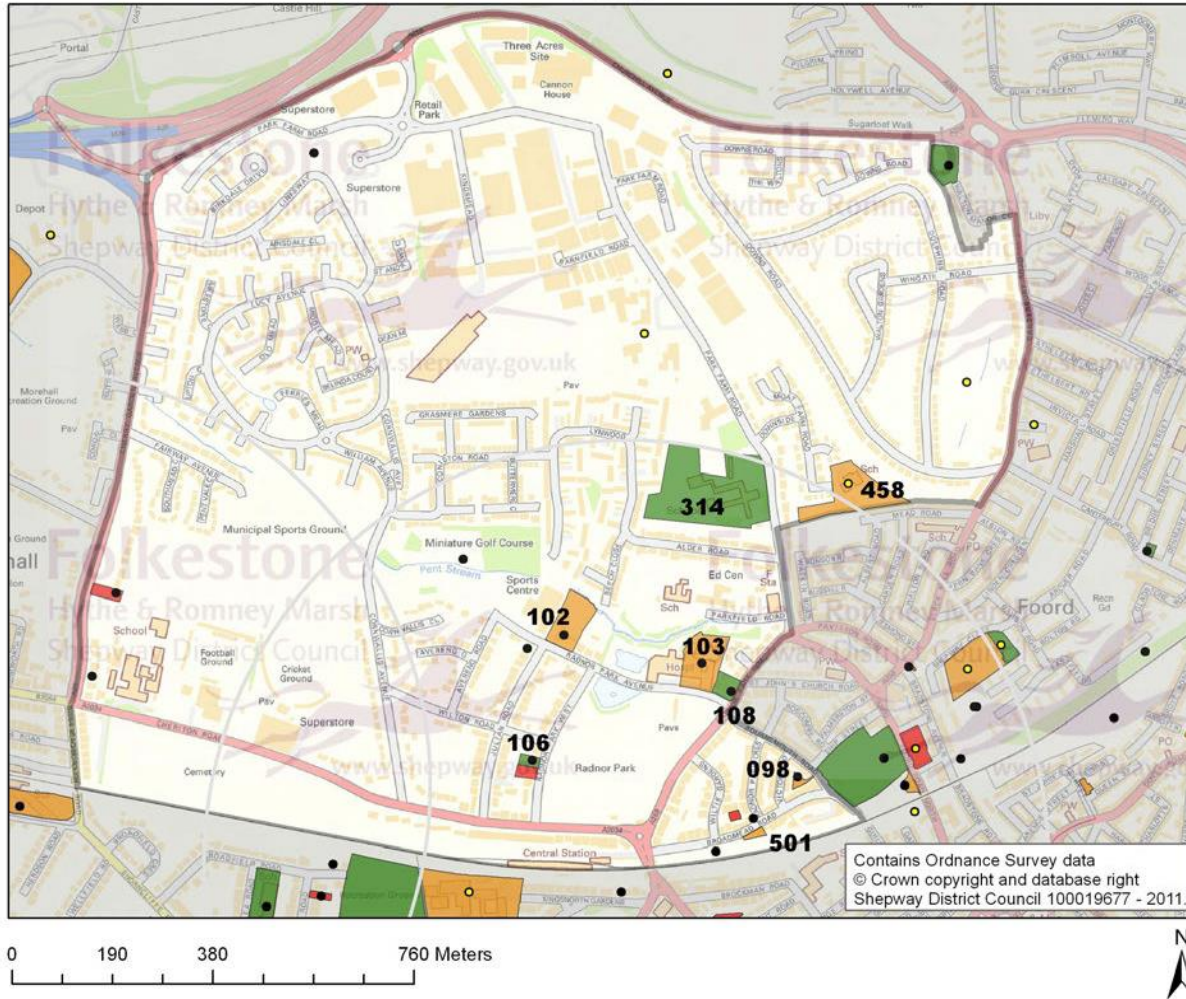
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Morehall



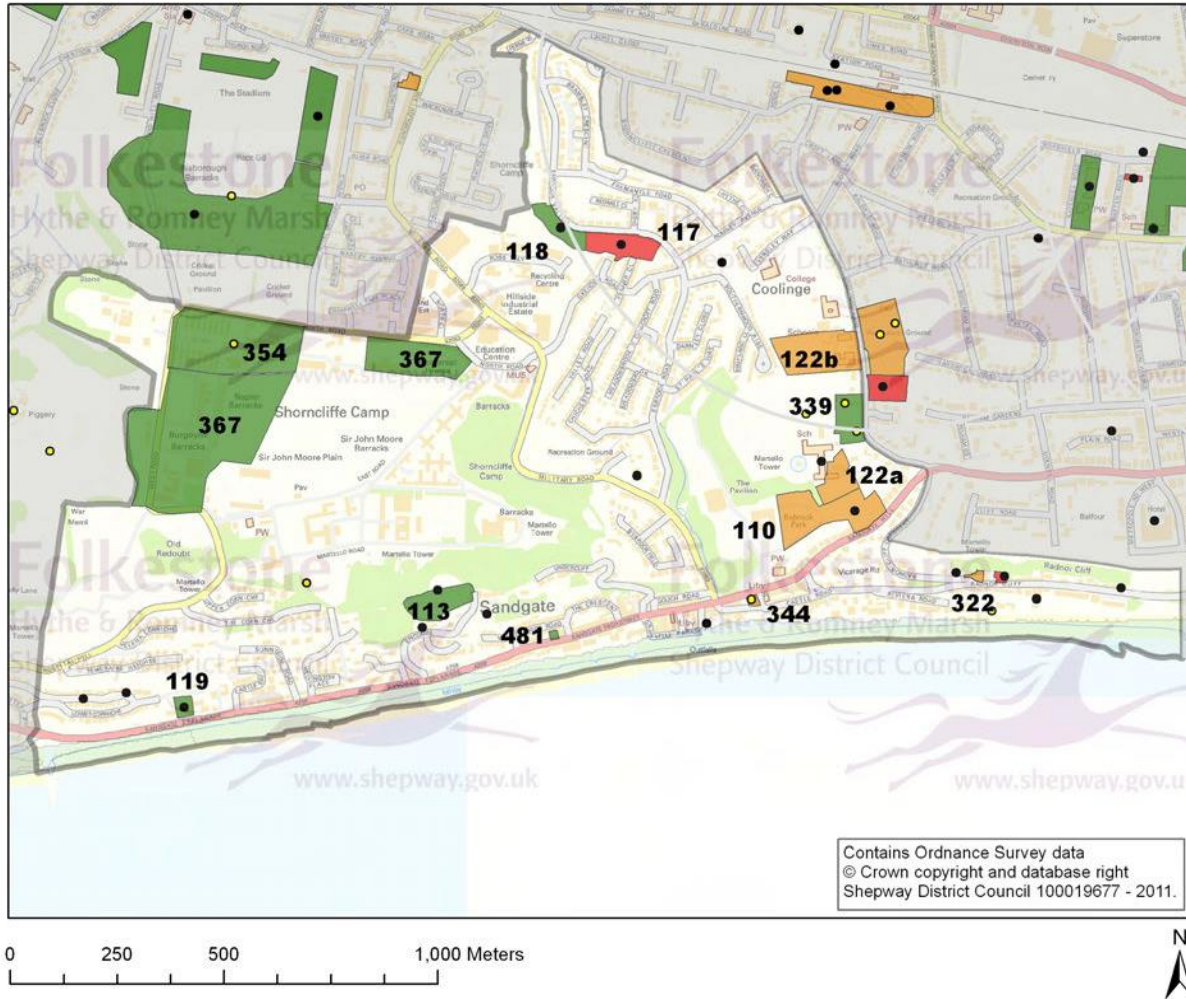
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Park



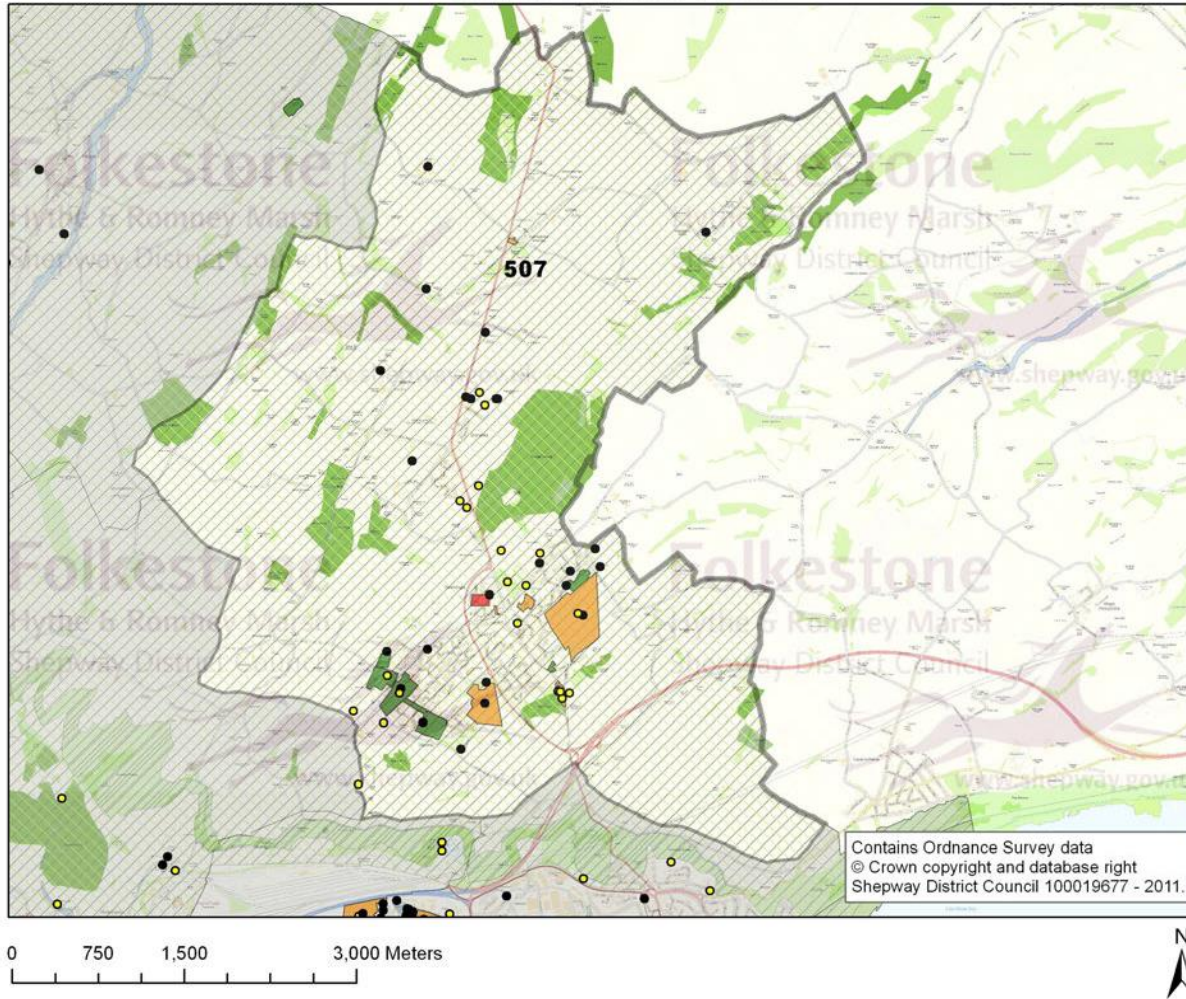
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Sandgate

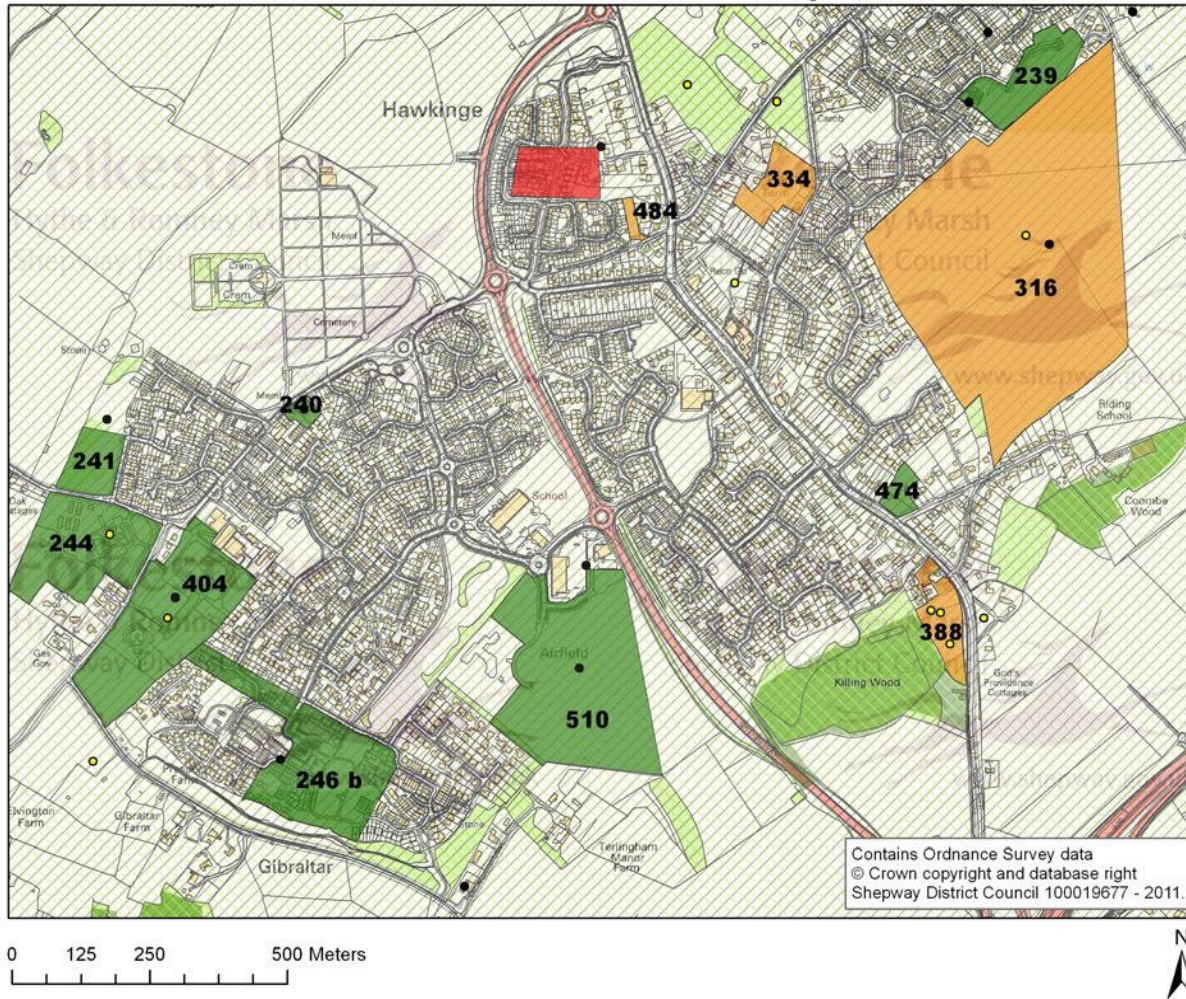


10

North Downs East

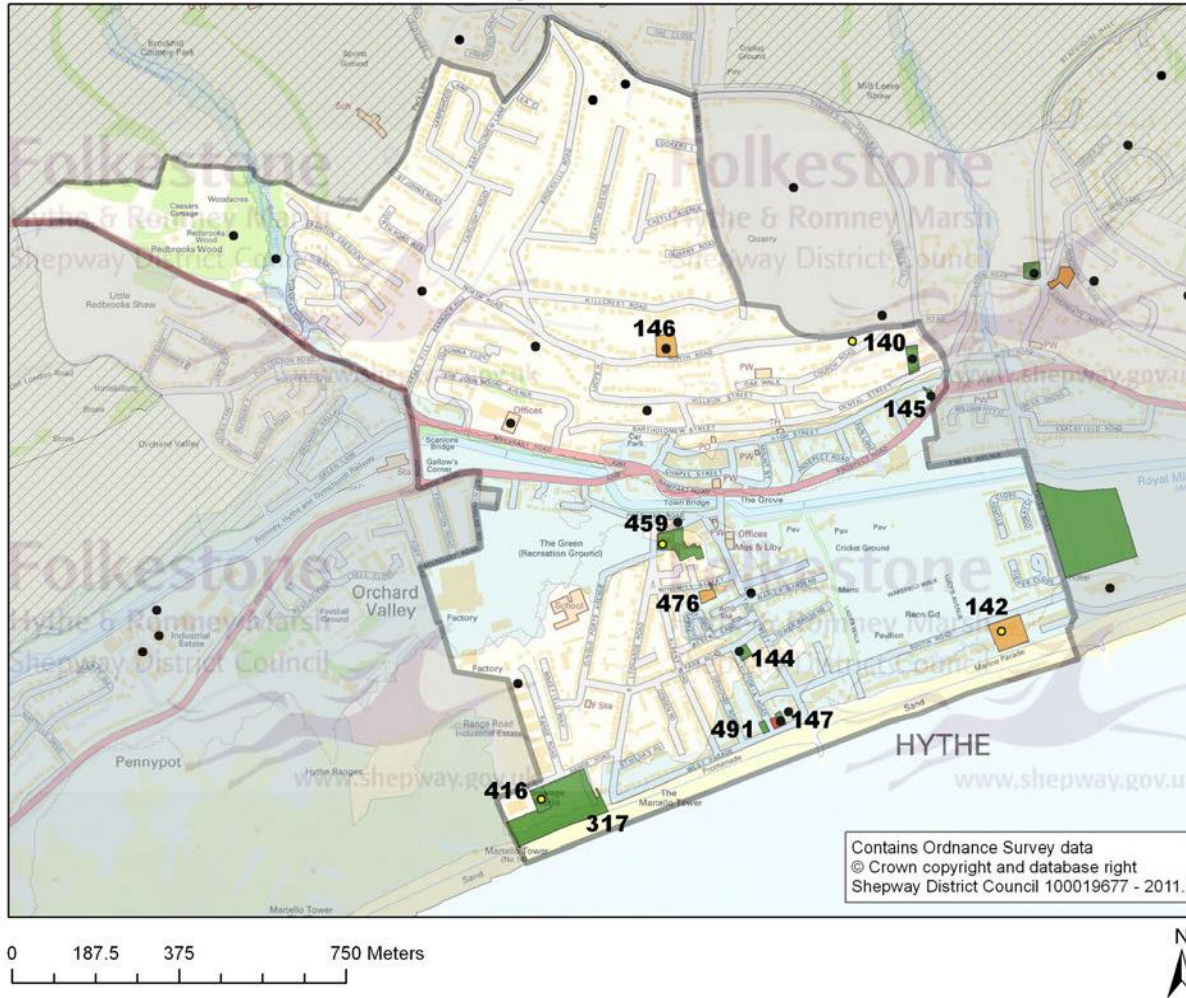


11 **North Downs East - deliverable/developable sites inset**



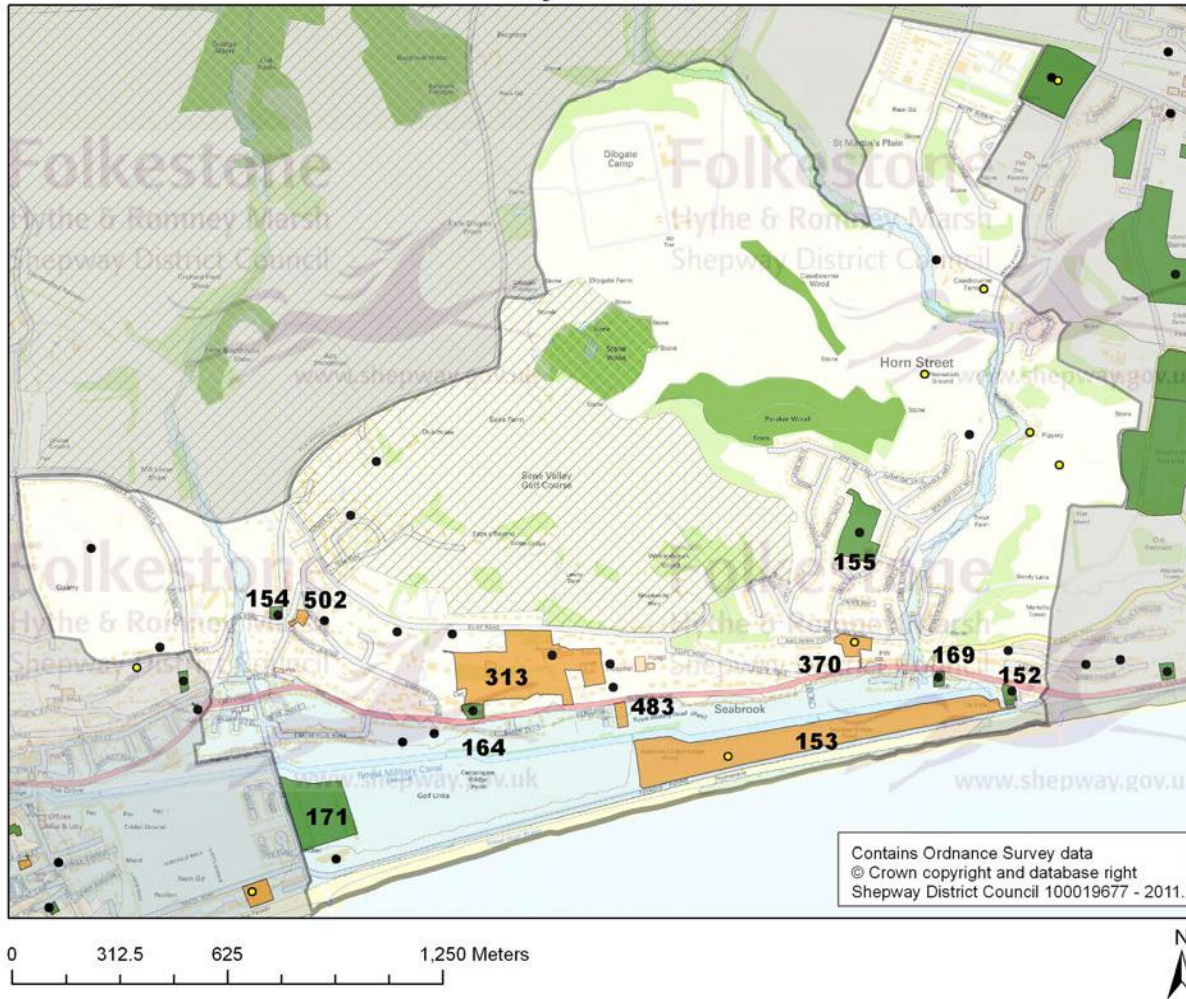
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Hythe Central



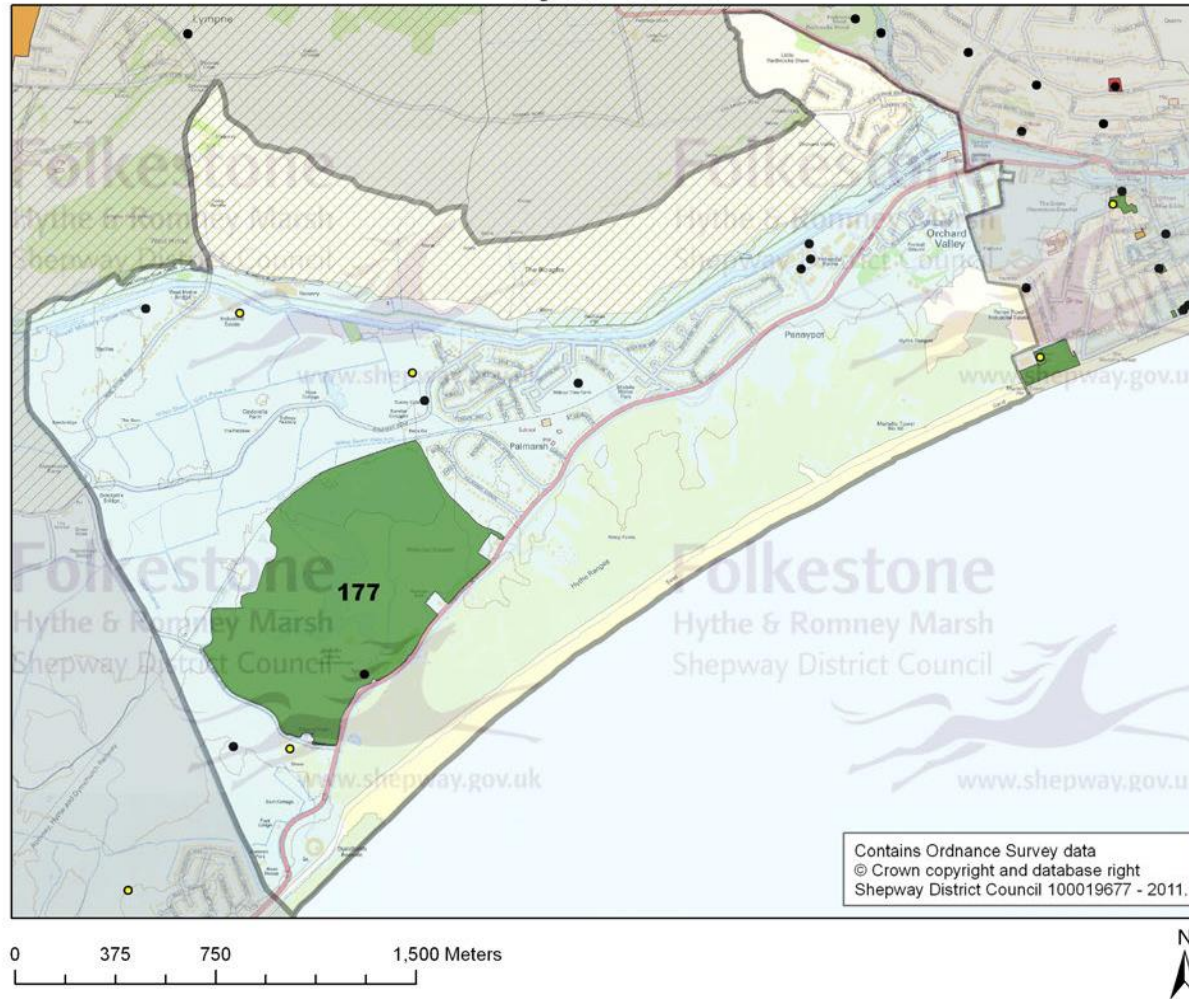
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Hythe East



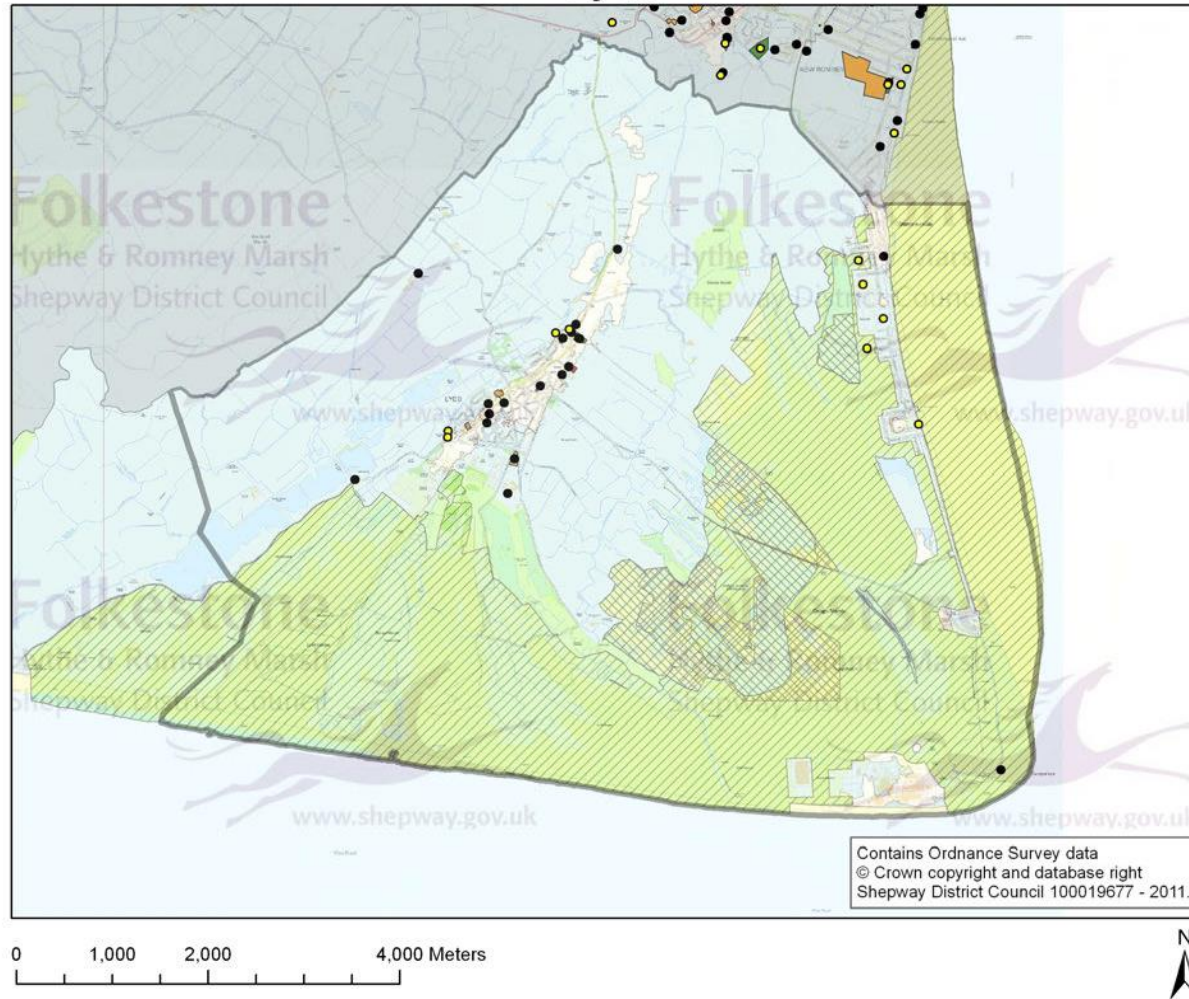
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Hythe West



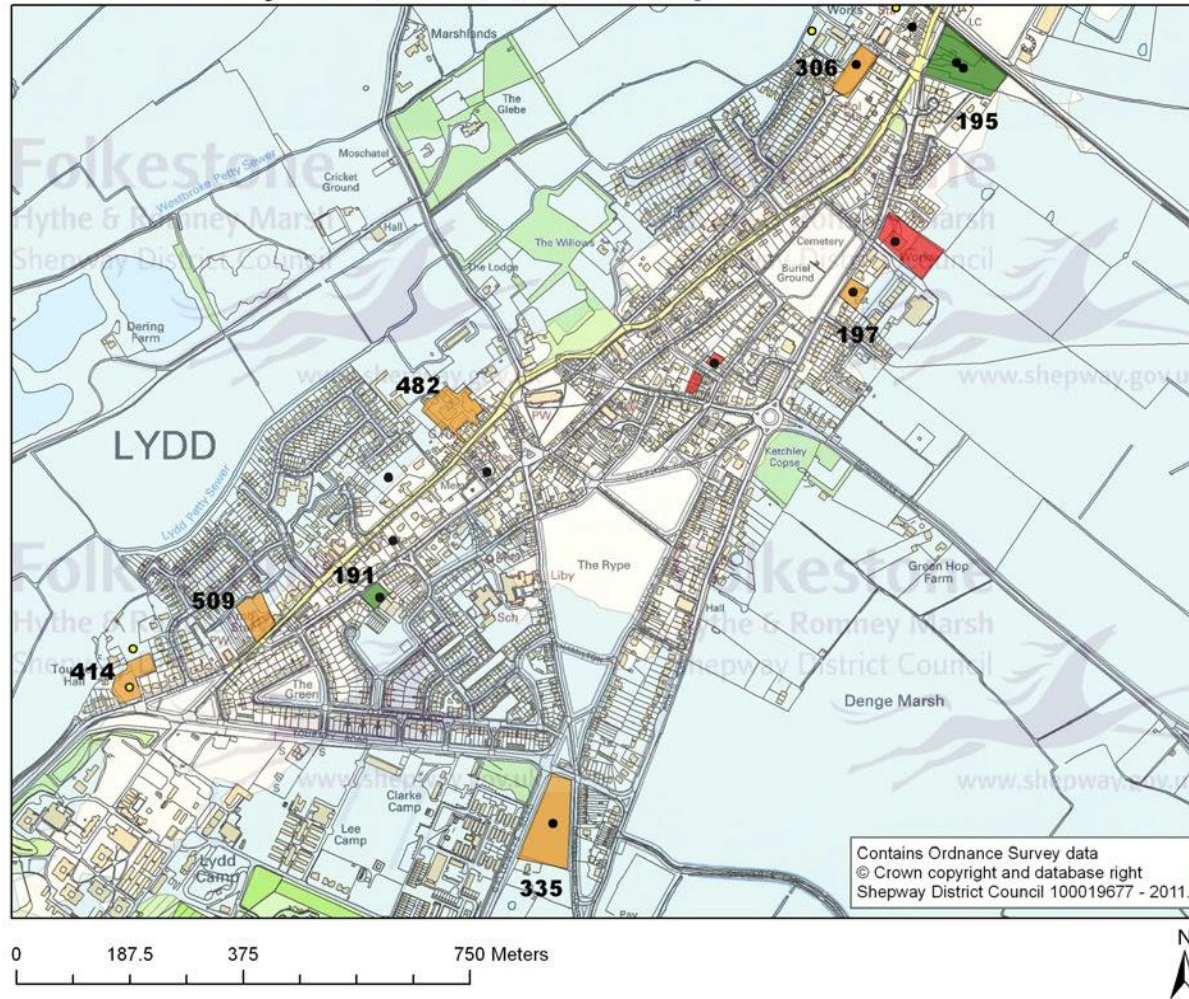
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Lydd



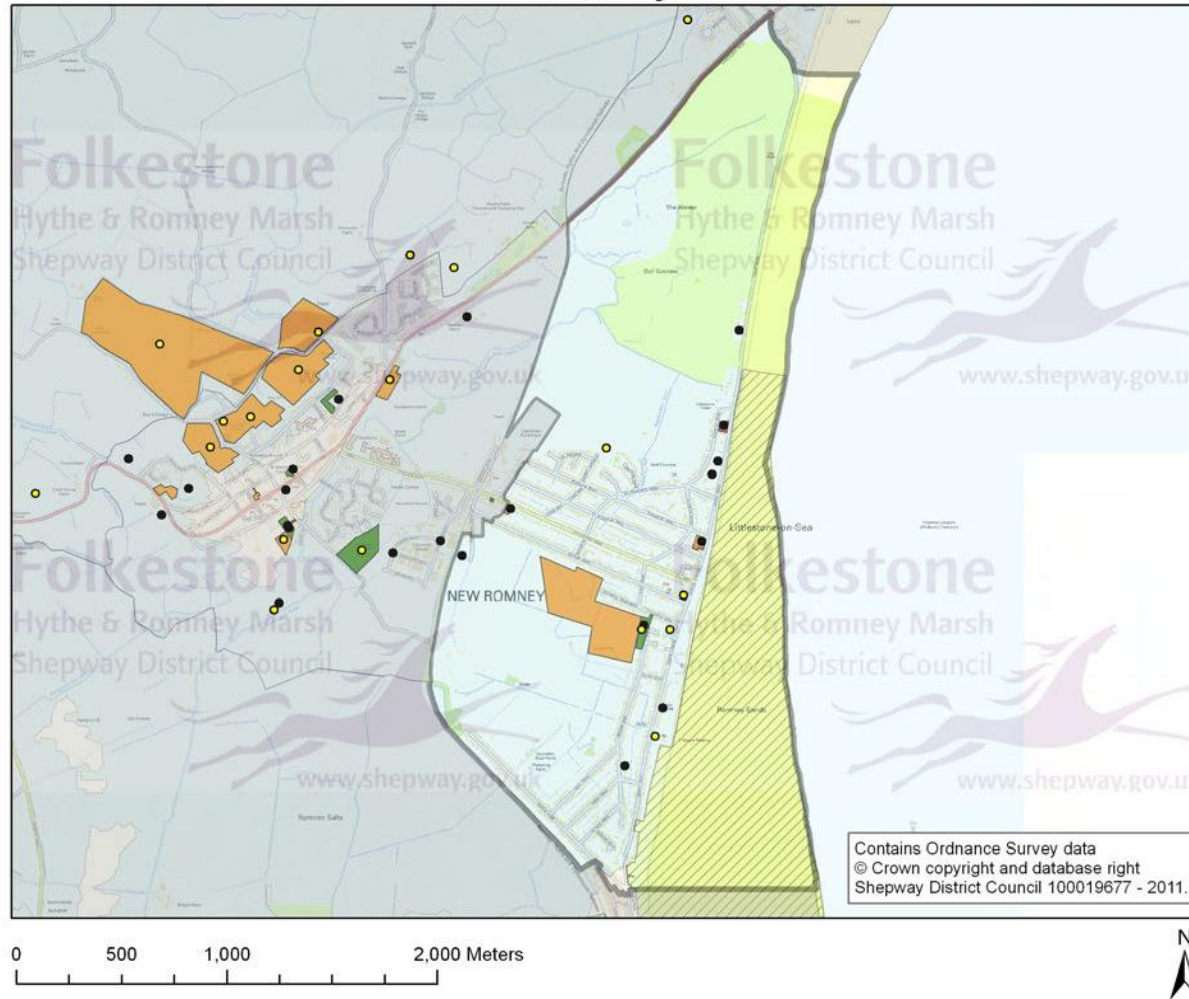
16

Lydd - deliverable/developable sites inset

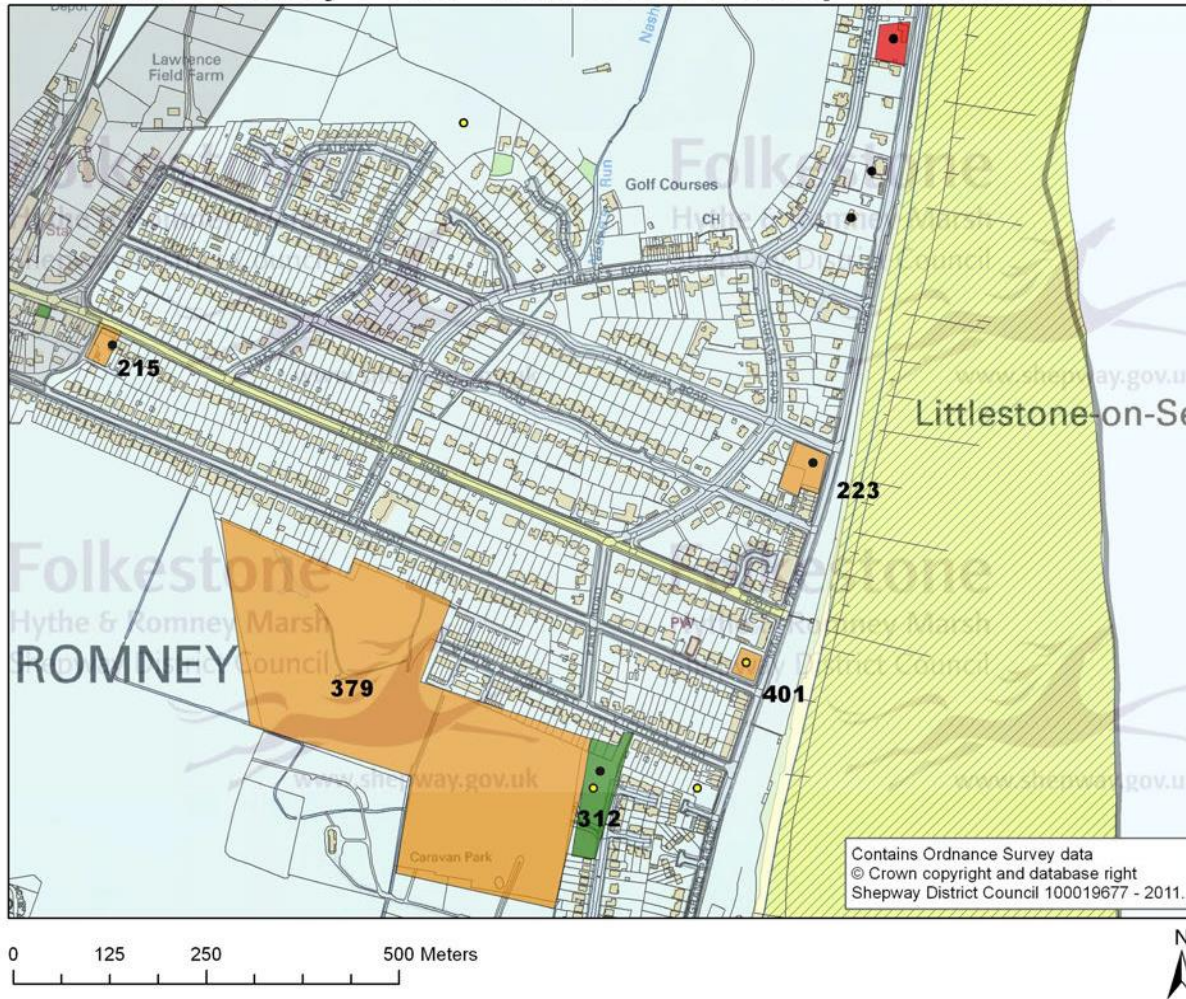


17

New Romney Coast

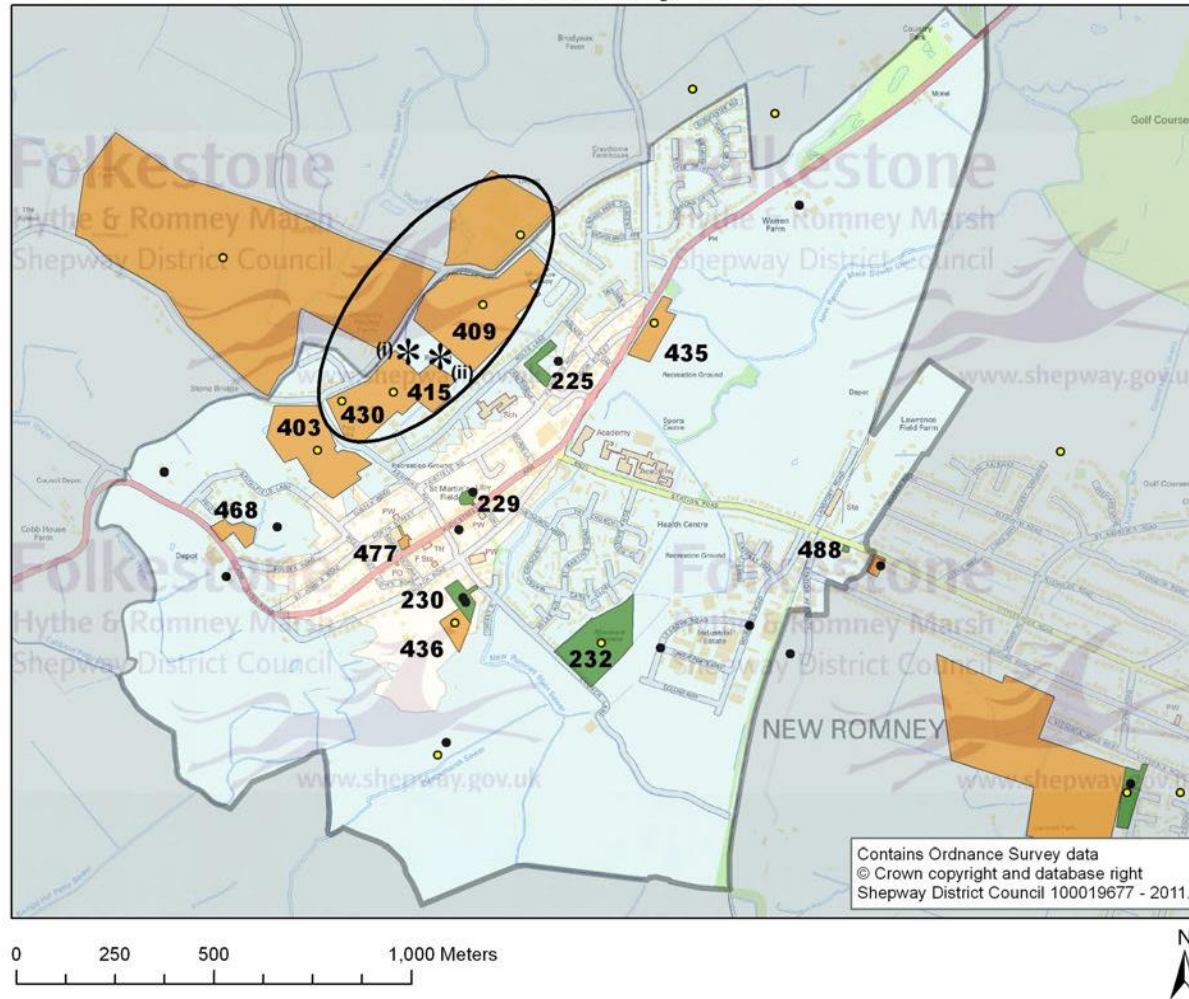


18 **New Romney Coast - deliverable/developable sites inset**



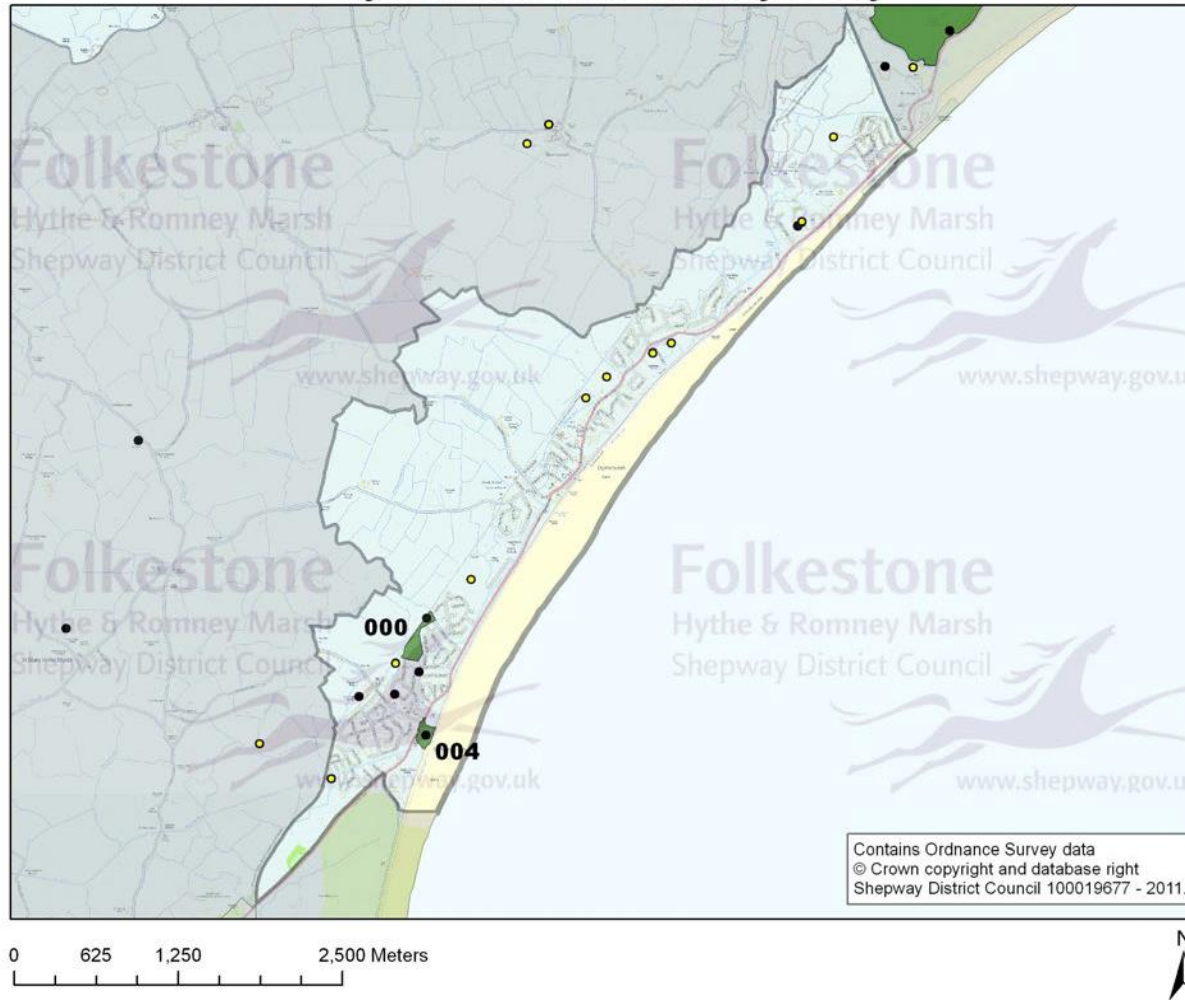
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New Romney Town



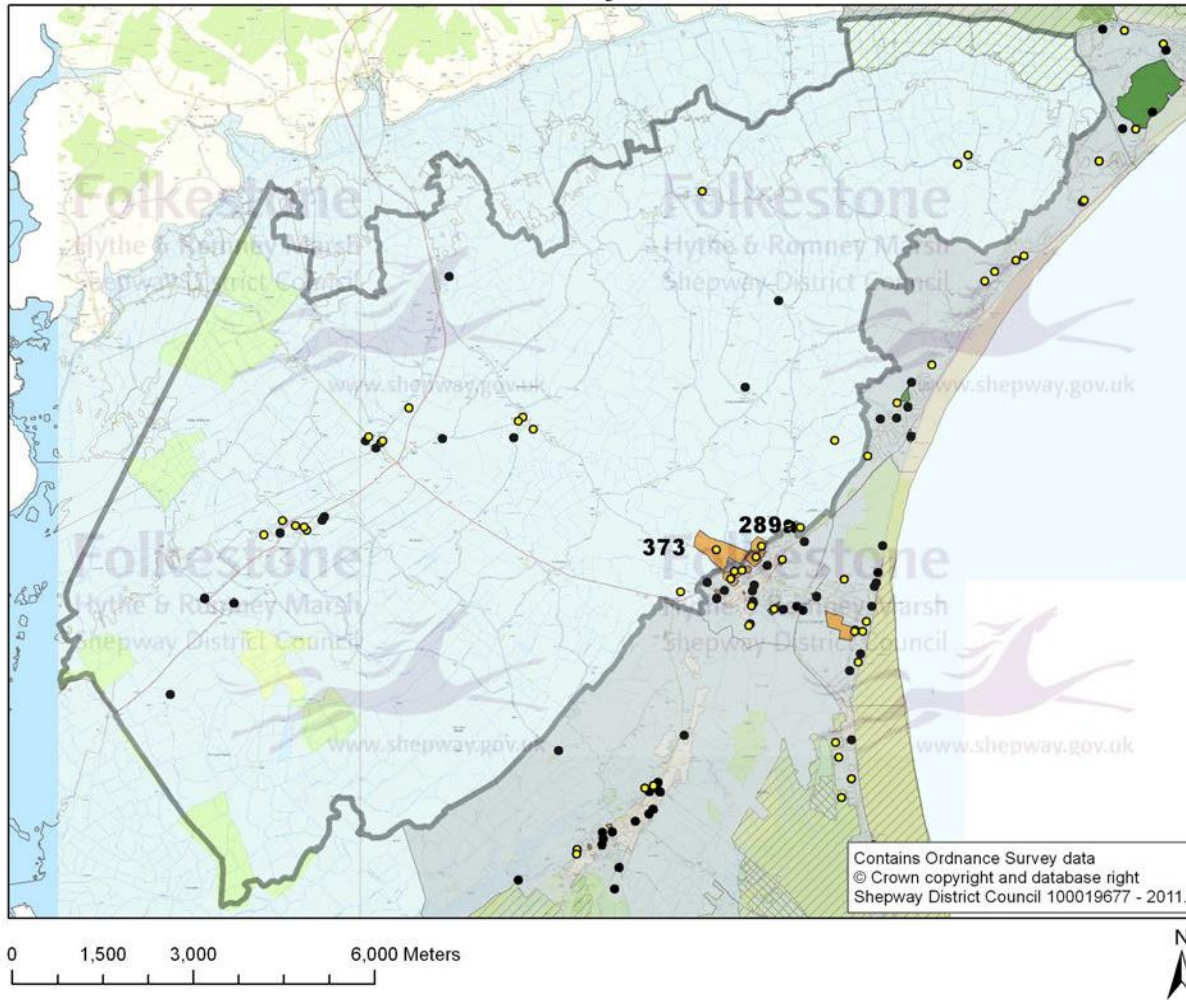
20

Dymchurch and St. Mary's Bay

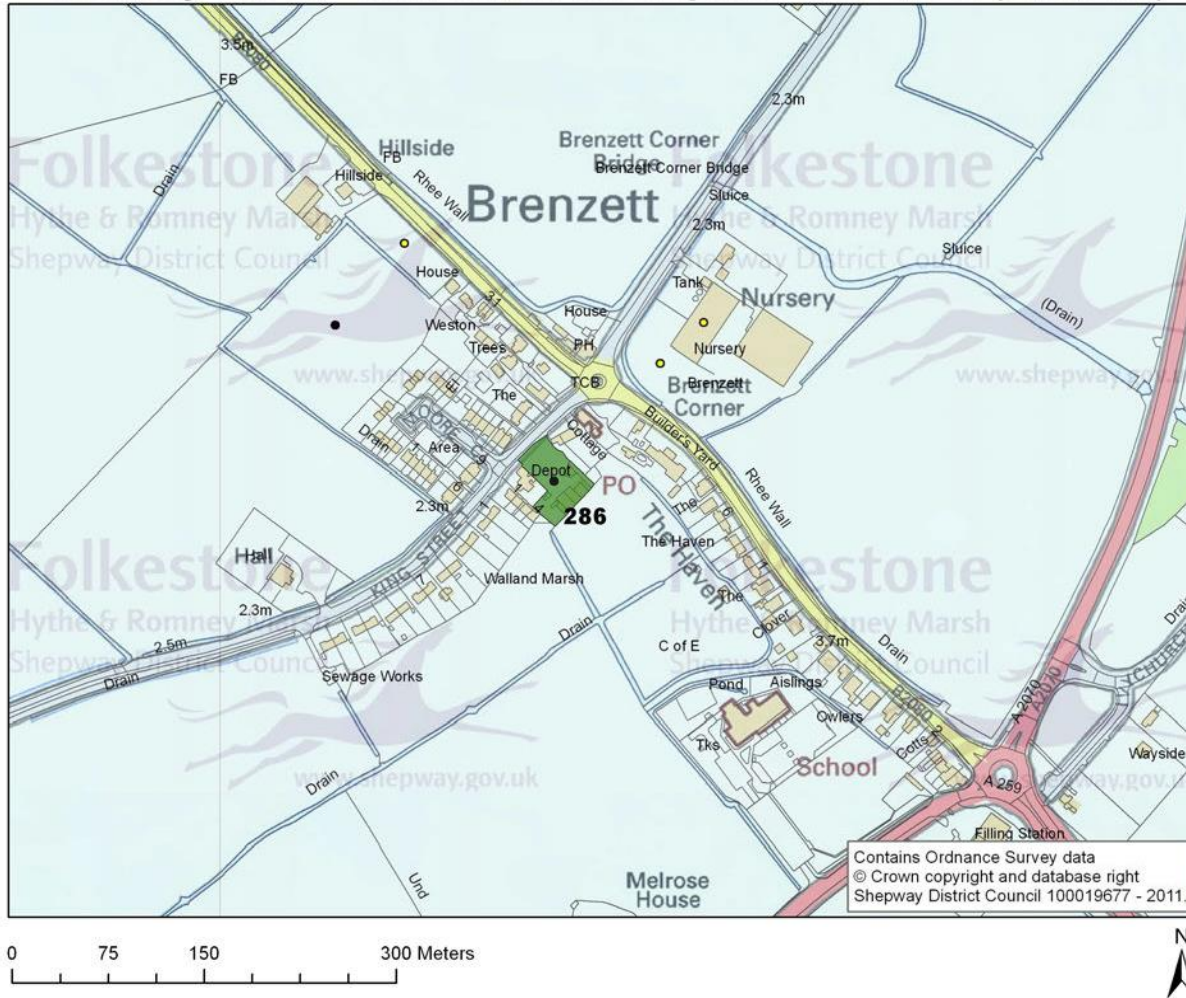


21

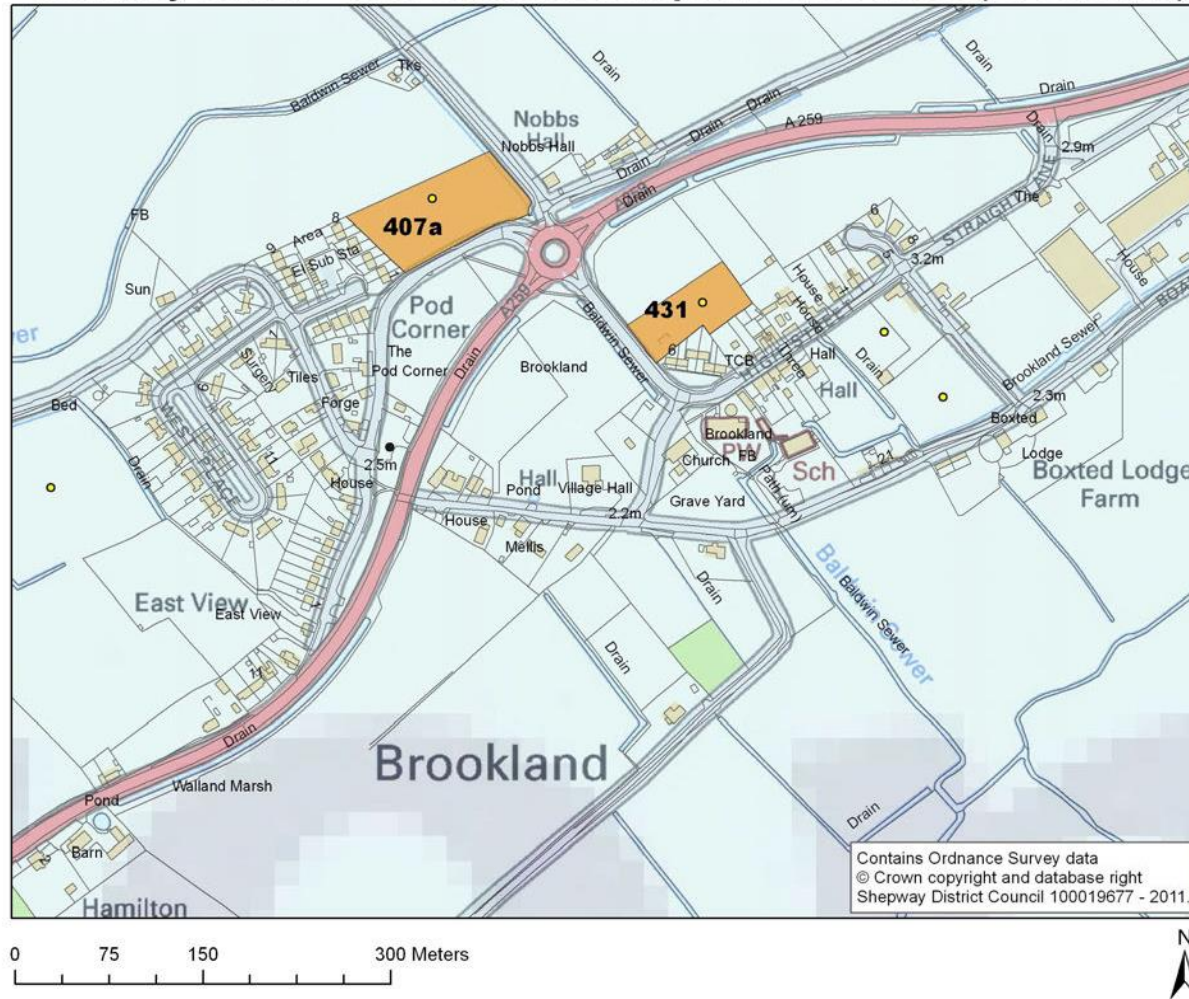
Romney Marsh



22 Romney Marsh - deliverable/developable sites inset (Brenzett)

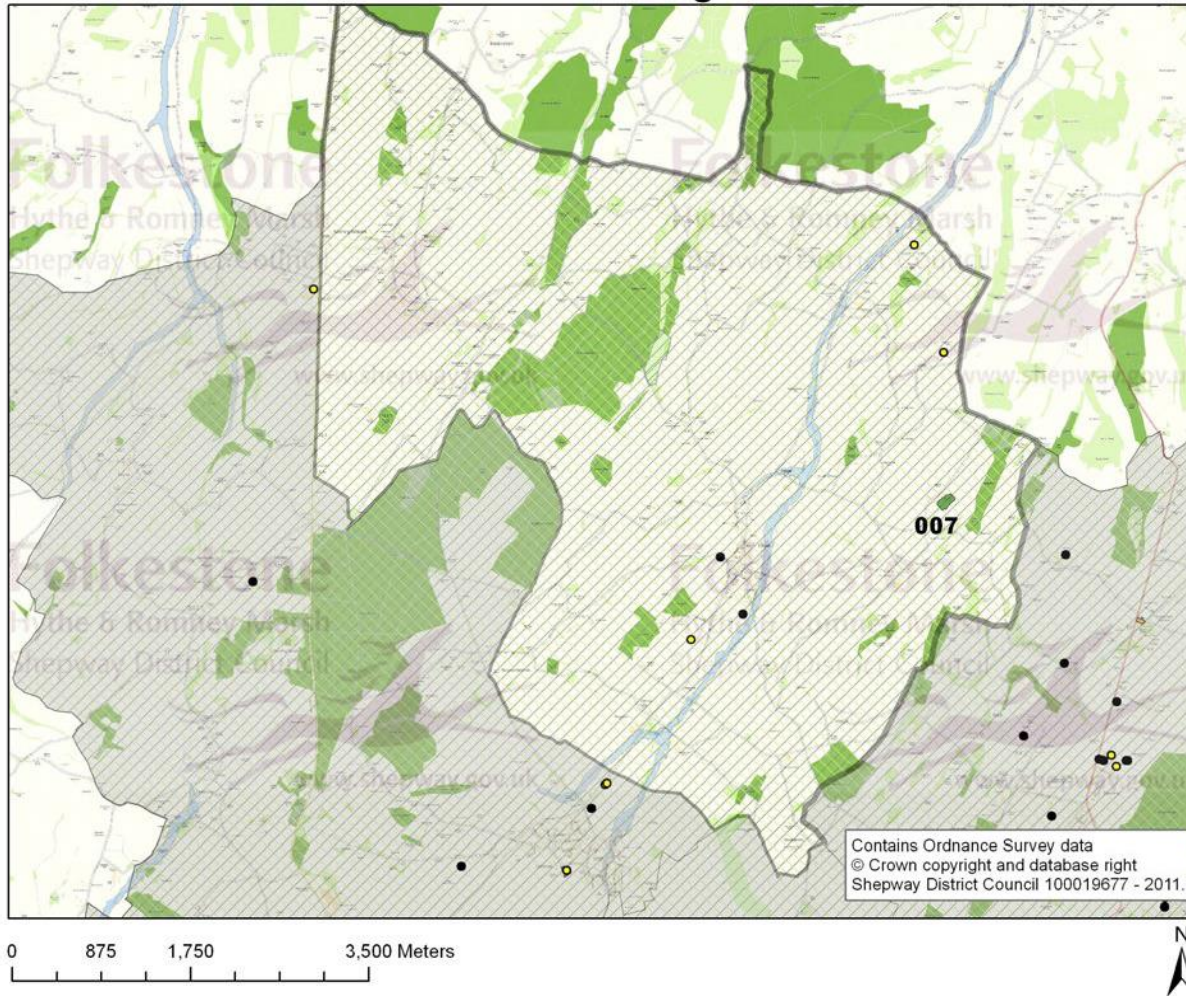


23 **Romney Marsh - deliverable/developable sites inset (Brookland)**



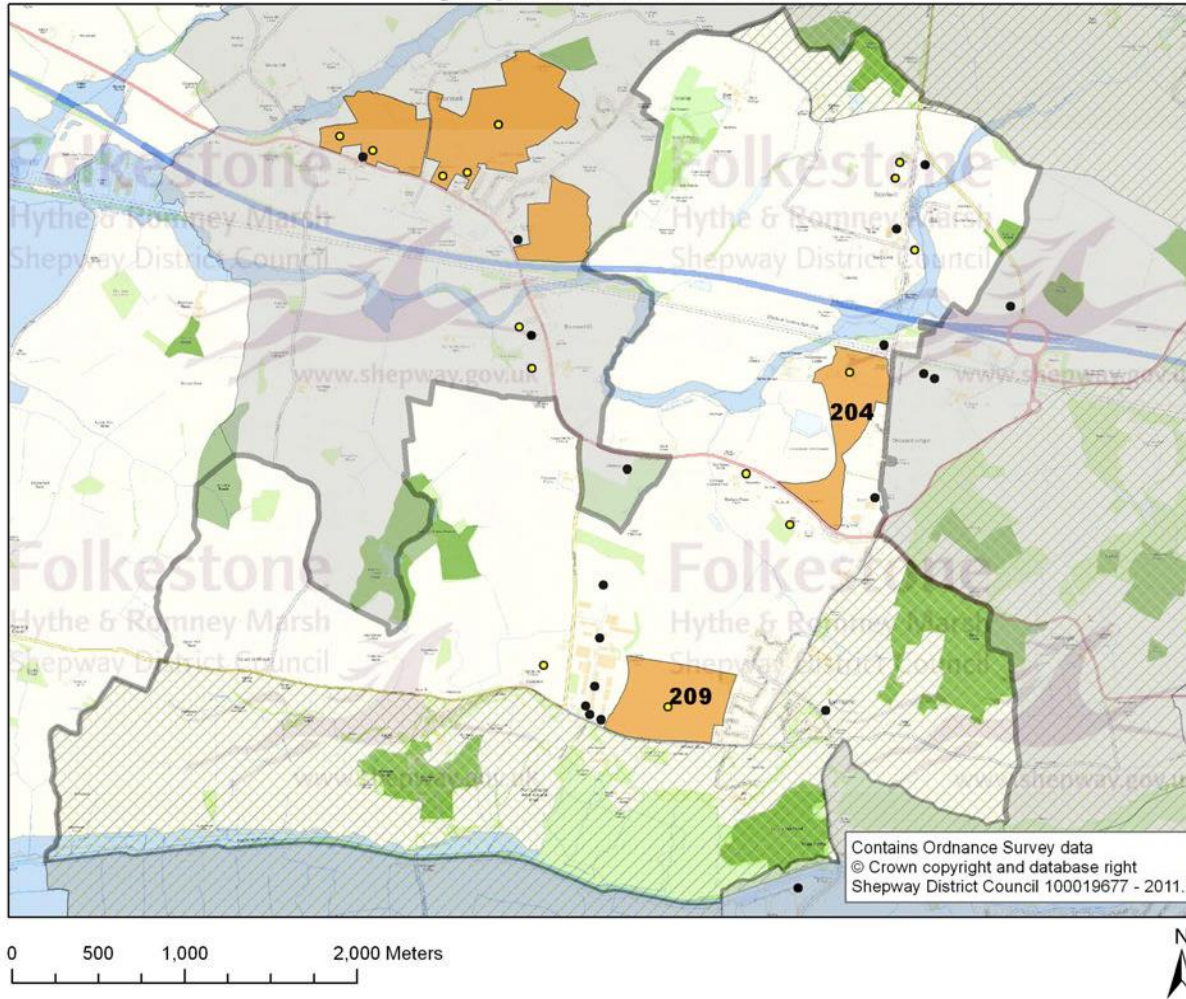
24

Elham and Stelling Minnis



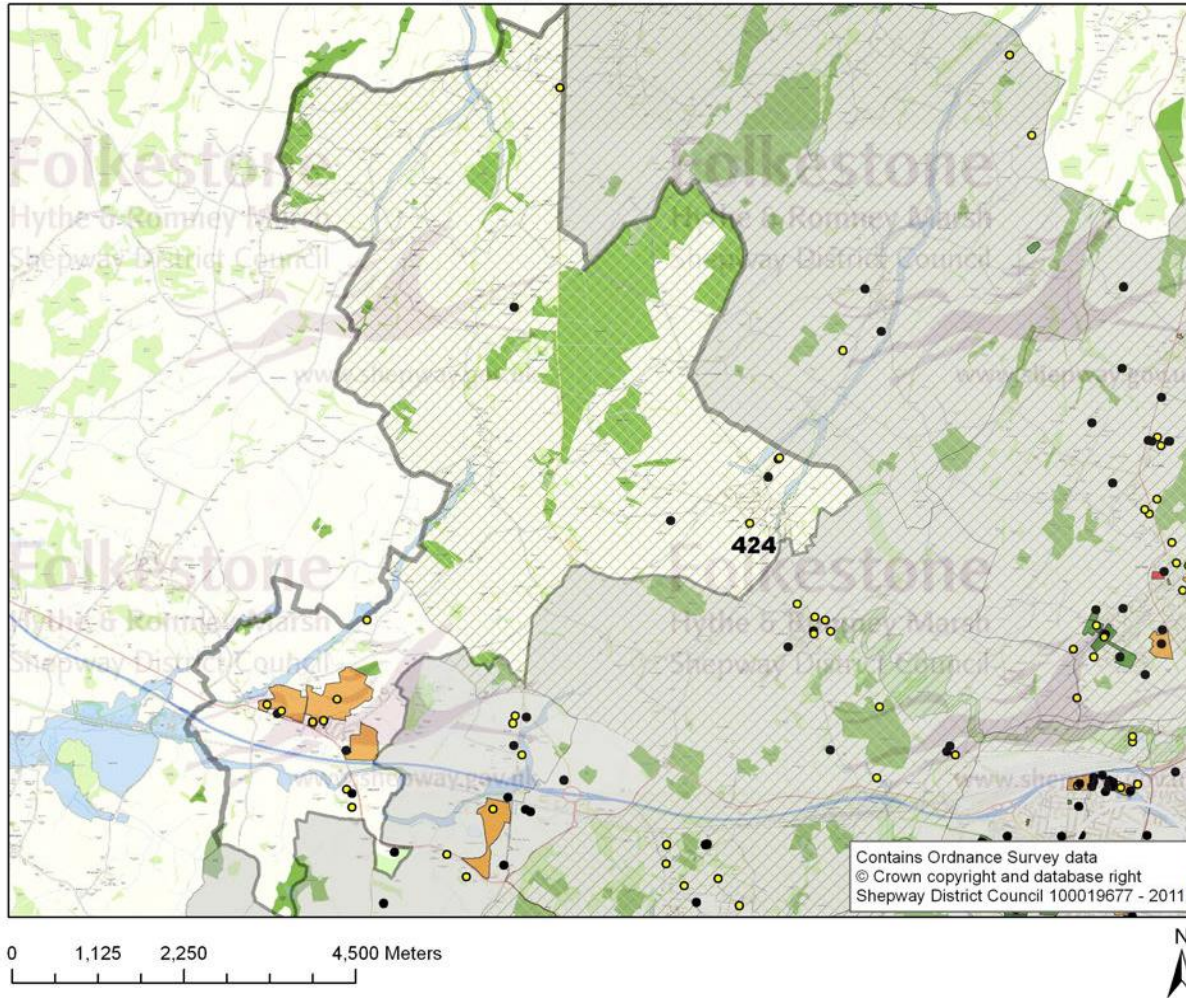
25

Lympne and Stanford



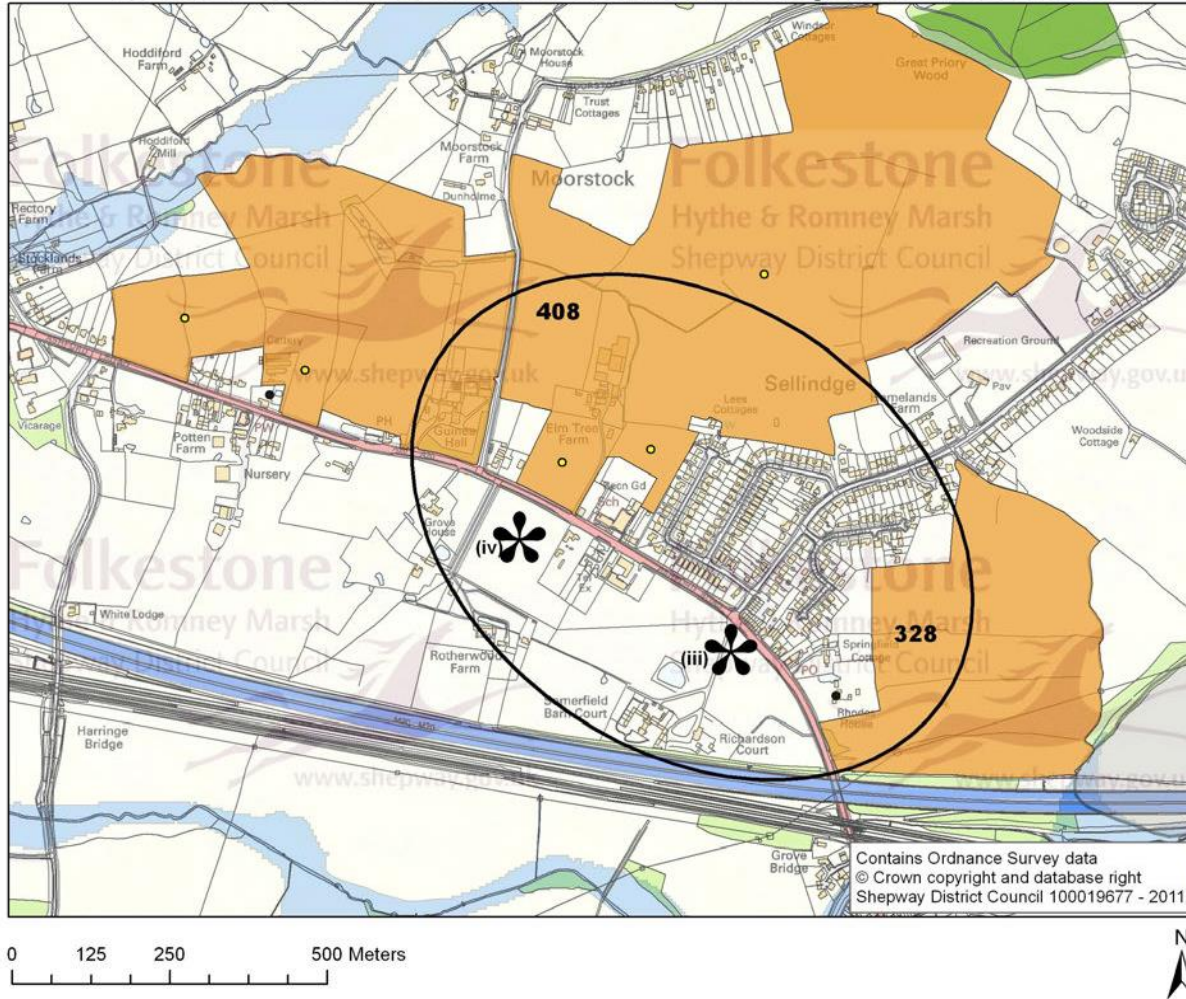
26

North Downs West



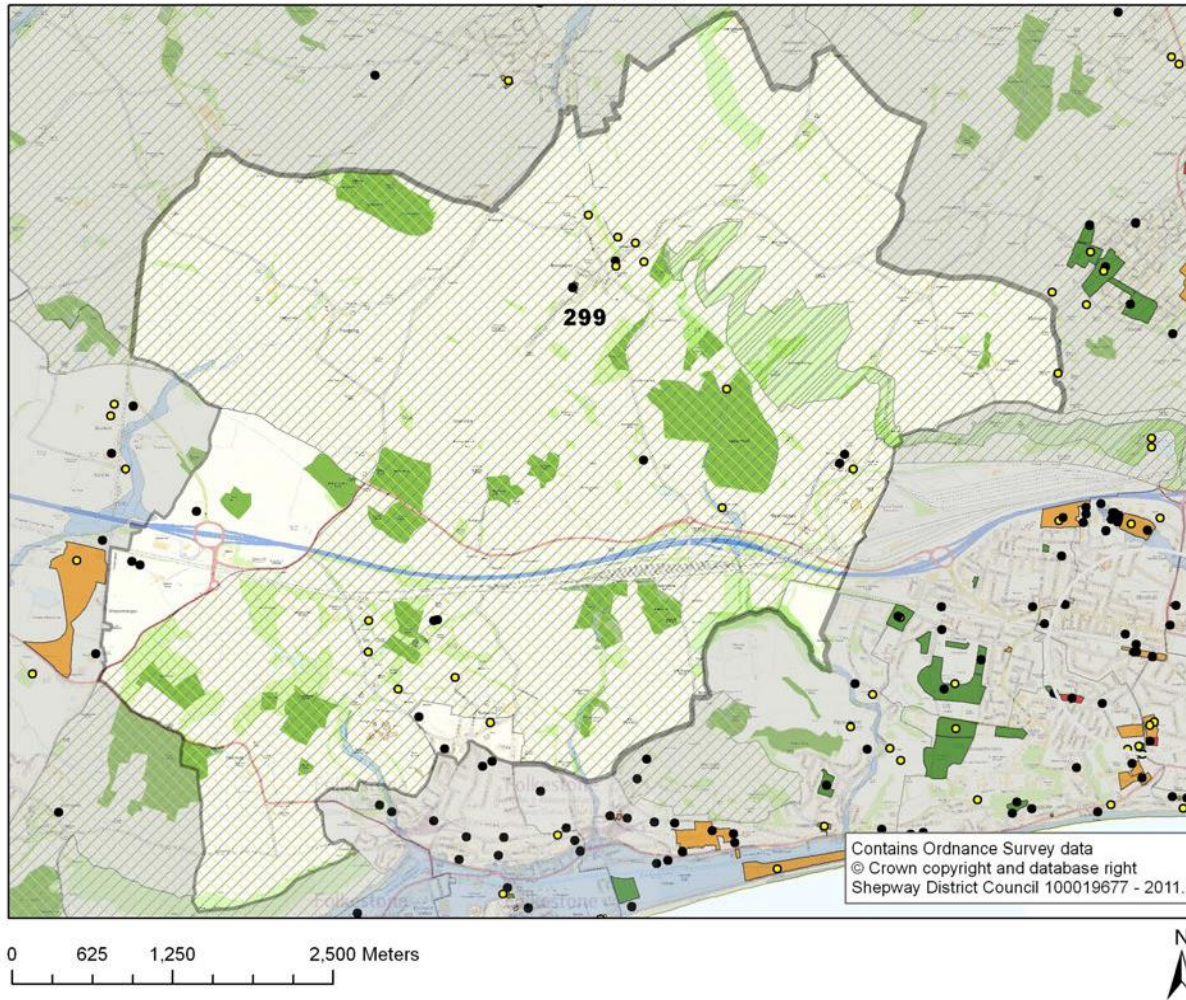
27

North Downs West - deliverable/developable sites inset



28

Tolsford



SHLAA Update Note

4.2 Update of deliverable/developable sites

4.2.1 In addition to the major update of site capacities / availability, this document also notes progress in relation to three specific issues highlighted in guidance. These are addressed in turn, and then further information provided about specific sites.

4.2.2 *Progress on sites in relation to their build out (construction activity):* This information is readily visible on inspecting sites but for electronic access yearly monitoring data can be used. This has been available from Kent County Council, although for future reference the Planning Policy Team at Shepway District Council should be contacted. This update has recorded sites in progress, noted as applicable in the table 7 further below.

4.2.3 *Planning applications submitted:* This information is publicly available on an ongoing basis. The easiest electronic source for Shepway is UK Planning⁷. The only new sites introduced in this update result from planning applications. These are documented below.

Table 6: Deliverable/developable sites and related planning history⁸

SHLAA reference number	Planning application reference number	Address
98	Y10/0564/SH	7 Bournemouth Road, Folkestone
215	Y10/0983/SH	31 Littlestone Road, New Romney
289a	Y10/0698/SH (Not currently determined)	Romney Marsh Potato Company site, Cockreed Lane, New Romney
309	Y10/0262/SH	87-91 Sandgate Road, Folkestone
468	Y09/0763/SH (Not currently determined)	Land Adj. 1 Westview Cottages, Lydd Road, New Romney
501	Y10/0207/SH	73 Broadmead Road, Folkestone

⁷<http://www.ukplanning.com/ukp/custom/forwards/selectandsearch.jsp?council=Shepway%20District%20Council&fwd=search>.

⁸ Residential planning applications were considered up until 31st March 2011.

SHLAA Update Note

502	Y10/0717/SH	Squirrels, Cannongate Road, Hythe
503	Y10/0895/SH	29 Rendezvous Street, Folkestone
504	Y10/0841/SH	The Victoria, 106-108 Risborough Lane, Folkestone
505	Y11/0246/SH (Not currently determined)	111-113 Dover Road, Folkestone
506	Y09/0281/SH	10-12 St Johns Street & 1 Queens Street, Folkestone
507	Y09/0738/SH	Land adj. Swingfield House, Swingfield Minnis
508	Y09/0702/SH	Building adj. Grace Chapel, Folkestone
509	Y09/1100/SH	106 High Street, Lydd
510	Y10/0739/SH	Employment Land (Plots 19-21), Hurricane Way, Hawkinge
511	Y11/0129/SH	40-42 Cheriton Road, Folkestone

4.2.4 The majority of land parcels in the above table (sites 501 onwards) were not considered before in the SHLAA. They are primarily small urban previously developed sites, although some others have been granted permission in other specific circumstances in locations that may not normally be considered suitable (for example the rural exceptions site (ref 507) and one site featuring residential as a part of a large mixed-use development (ref 510)).

4.2.5 *New information on potential constraints to development:* The SHLAA Consolidated Document noted some possible constraints on a site-by-site basis, as applicable. This information is in the vast majority of instances still valid, however it can be supplemented using new evidence base and information from non-LDF sources such as planning applications.

4.2.6 Major constraints in terms of (inter) national designations are shown in maps 1-28. This update includes the latest mapping of Natura 2000 series habitats (i.e. including proposed sites in line with PPS9), and flood zones 2 and 3. Landowners are advised that

SHLAA Update Note

it may be beneficial to also consult other sources, particularly the flood hazard mapping of the SFRA for southern Shepway.

4.2.7 The Kent Downs AONB area is also shown, however it is believed there has been no material changes to this designation since the commencement of the SHLAA process.

4.2.8 Also unchanged is Shepway District Council's Affordable Housing SPD, although there is the prospect of this becoming applicable to all SHLAA-sized developments with LDF Core Strategy proposals. In terms of social infrastructure, the main document outlining potential contributions from developers in Shepway is still KCC's Developer Contributions Guide 2008⁹. However this may be revised, and in any event arrangements will change with the introduction of the CIL regime.

4.2.9 In line with PPS12 (Local Spatial Planning)¹⁰, possible site infrastructure has been documented with a strategic focus. This means it is not definitive, for example it must be interpreted alongside policy on developer contributions as currently applicable. It is recommended that to deliver sustainable developments, full discussion is undertaken with local authorities, service providers and utility companies from the start of the development process. Shepway District Council offers a free of charge pre-application advice service.

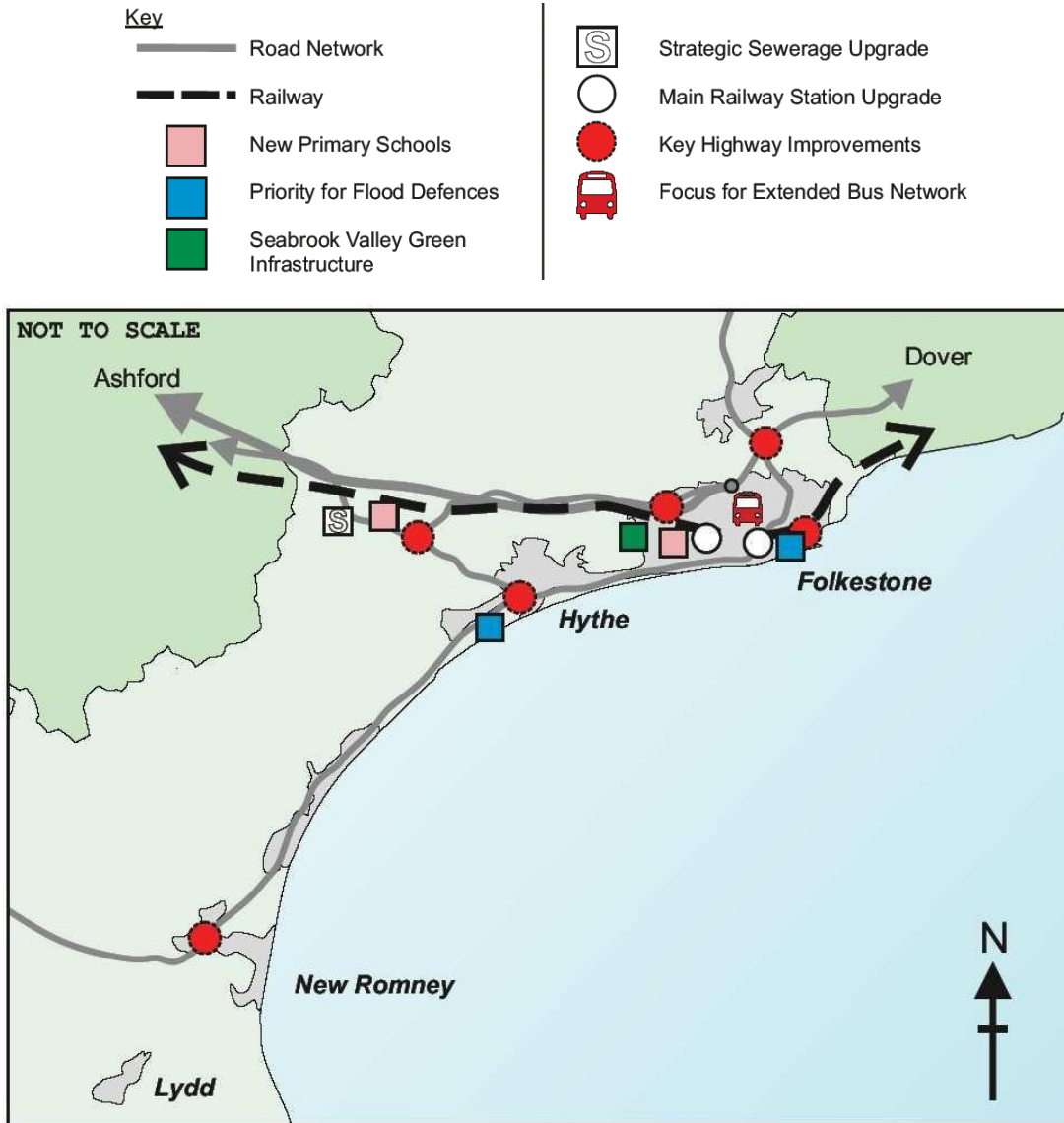
4.2.10 The Shepway LDF Core Strategy Proposed Submission document (2011) includes significant information on infrastructure. It highlights the strategic importance of issues such as High Speed 1 rail services, which have been introduced but for its potential to be maximised investment in the quality of the two stations is required. Using guidance from the Shepway Transport Study, a 800m radii is shown on the maps from Folkestone Central and West railway stations.

⁹http://www.kent.gov.uk/community_and_living/regeneration_and_economy/development_contributions.aspx.

¹⁰ DCLG (2008) Planning Policy Statement 12: Local Spatial Planning.

SHLAA Update Note

Figure 5: Critical district infrastructure



4.2.11 A selection of important infrastructure is shown in the figure (5) above. This is only a starting point – for more information consult the Core Strategy Proposed Submission document, and future CIL documentation.

4.2.12 The table (7) below provides some guidance in relation to latest information on certain constraints/infrastructure needs. As discussed the Shepway LDF evidence base provides a range of valuable information (see part 2.2.). Some is potentially applicable to

SHLAA Update Note

all sites e.g. Shepway Transport Strategy, whereas other studies provide more detail on selected individual sites.

Table 7: Potential infrastructure/constraints issues - district wide

Topic	Guidance on potential applicability (starting point)	Main further information sources
<i>Physical conditions:</i>		
Wastewater	See figure 5 (sites in Sellindge, Lympe & Stanford).	Southern Water
Strategic junctions and bus network	See figure 5 and Shepway Transport Strategy	Core Strategy Proposed Submission Document Appendix 2.
High Speed 1 train stations	As mapped and Shepway Transport Strategy	Shepway Transport Strategy (Scott Wilson/URS)
Remediation and land condition	Brownfield Land Study for selected sites.	
Flooding and coastal management	See figure 5 and as mapped. Sites 004, 312, 379 & 403 also directly highlighted by the EA in relation to SHLAA ¹¹ .	Folkestone to Cliff End Flood and Erosion Management Strategy, Shepway SFRA (Herrington Consulting)
<i>Biodiversity and landscape:</i>		
Natura 2000 series habitats	As shown in maps 1-28 and adjacent areas.	Core Strategy Proposed Submission Appropriate Assessments (Scott Wilson/URS).
Landscape	As shown in maps 1-28 and adjacent areas.	AONB Management Plan and Landscape Design Handbook.
<i>Social/community needs:</i>		
Affordable housing	Potentially all. Threshold of 0.5ha/15 dwellings at present proposed to be removed.	Economic Viability Study of housing (Adams Integra), SHMA (Ecotec), Affordable Housing SPD
Playspace	Approximately 10* (for development featuring dwellings up to 4	See saved Shepway Local Plan policies LR9&LR10. *Generalised threshold for the

¹¹ See SHLAA Consolidated Document Appendix X.

SHLAA Update Note

	bedrooms in size; lower potential threshold for any development with larger dwellings)	<i>indicative purposes of this document only, see policy¹² for full applicability.</i>
Employment/tourism	Employment Land Review for selected sites.	
Other social/community eg adult social services, education	Threshold of 10 dwellings and above. See figure 5 for some new primary schools.	<i>Current SDC understanding. Contribution levels outlined in Development contributions guide¹³ (to be revised by KCC).</i>
Public realm	Inner Folkestone, Hythe & New Romney Town Centres, Cheriton & Sandgate Local Centres Central Sellindge (village green)	Folkestone Town Centre Spatial Strategy (Jacobs), Sellindge Rural Masterplan (Urban Initiatives) and Core Strategy Proposed Submission Document Appendix 2.
Healthcare	Eastern & Coastal Kent PCT	

4.2.13 These references are only an indication of available information in relation to 'constraints'. It is not exhaustive and additional verification should be undertaken, in particular other site-specific issues will need to be tackled on-site and secured through a legal agreement or condition.

4.2.14 The other primary purpose of this document is to update sites with respect to the changing context of development density. There is now a much greater emphasis on locally-derived density guidance. The removal of the national minimum of 30 dph in favour of a more localised approach may highlight the rural or semi-rural nature of many places in Shepway. As a general rule, many of these settlements have developed with a relatively modest density. Moreover much of Shepway's post war development has not been of a high density form e.g. bungalows (especially on the coastal strip) or estates of houses (particularly detached dwellings at the expanded village of Hawkinge).

4.2.15 An empirical study at the outset of the SHLAA (2008) suggested that there was no case, other than in very selected urban locations, for a higher density assumption than the national standard. Now this has been removed, this research – which is reproduced as Appendix A – has been revisited.

¹² (Deprecated).

¹³http://www.kent.gov.uk/community_and_living/regeneration_and_economy/development_contributions.aspx.

SHLAA Update Note

4.2.16 The best approach, as recognised in the Shepway SHLAA and procedural guidance, is for site specific information to be deployed and a bespoke estimate of potential to be worked up. This is not always practical but has happened on a greater number of sites in the update. In particular, significant new information is available on larger sites (in particular the outcomes of the developer consultation process discussed in part 2.2). Nevertheless proposed capacities can only be given limited weight until reaching planning application or plan publication stage. Where there has been a change in capacity as a result of grant of planning permission, this has been used as the starting point for updating information.

4.2.17 The approach to re-confirming capacity is set out in Appendix B. This form has been applied to all deliverable/developable sites. The main feature of it is an adjusted density figure for smaller non-urban sites used as a starting point where there is only limited information i.e. typically sites outside the planning process, often SHLAA submissions from landowners. As included in the form, a 20 dph level is considered a reasonable broad initial estimate in rural places (everywhere outside Folkestone/Hythe urban area and the towns of New Romney and Lydd). Information on larger sites (above 99 units) has been specifically compiled and reviewed to inform the judgement of capacity.

SHLAA Update Note

Table 8: Deliverable and Developable Sites:

• **Key:**

Site reference and name in green - confirmed Greenfield site.

*Asterisk by reference - site under construction April 2011.

+ - dwelling capacity higher in this update

= - dwelling capacity unchanged

- - dwelling capacity lower in this update

N/A - site in as a result of update

Ref	Address	Ward	Capacity Change	FINAL CAPACITY
East Kent Rural South LHMA (Shepway part)				
7*	Henbury Manor, Henbury Lane, Elham	Elham and Stelling Minnis	-	6
204	Folkestone Racecourse, Westenhanger	Lympne and Stanford	+	800
209	Former Ashford Airport, Aldington Road, Lympne		-	240
299	Bullimore Motor Repairs, Westfield Ln, Etchinghill	Tolsford	=	6
328	Land fronting Main Road, Sellindge East	North Downs West	-	120
408	Land at Moorstock Lane, Sellindge North		-	380
424	Land at Corner of Woodlands Road, Lyminge		-	8
TOTAL for LHMA				1,560
Folkestone LHMA (Shepway part)				
20	72 Cheriton High St and land adj. F'stone	Folkestone Cheriton (also includes parts of site 367)	-	14
354	Risborough and Napier Barracks, Folkestone		-	560
461	Bigginwood Land, Folkestone		-	37
464	The Firs, Firs Lane, Folkestone		=	25
470	Land adj. 9 Salisbury Rd, Folkestone		+	20
504	106-108 Risborough Lane, Folkestone		N/A	7
23	New Lincoln House, Walton Manor Close, F'stone	Folkestone East	=	39
26*	12-14 Princess Street, Folkestone	Folkestone Foord	=	8
27a	Former Youth Club, Shepway Close, Folkestone		=	12
27b	Land at Shepway Close, Folkestone		-	18
32	58 Canterbury Road, Folkestone		=	8
346	Former Gas Works Site, Ship Street, Folkestone		-	100
45	Land at Marine Parade Coach Park (Seafront)	Folkestone Harvey Central (also includes part site 40)	-	50
46	Ingles Manor, Folkestone		-	68
50	21 Trinity Road, Folkestone		-	8
51	33 Cheriton Rd and land adj., Folkestone		-	5
52	19 The Bayle, Folkestone		-	6
53	Victoria Mews, Folkestone		-	5

SHLAA Update Note

58	Victoria Grove, Folkestone		-	7
59	The Leas Club, Folkestone		=	68
66	4 Castle Hill Avenue, Folkestone		=	9
67	8-9 Marine Parade, Folkestone		=	12
309	87-91 Sandgate Road, Folkestone		N/A	7
342	Marine Car Park, Folkestone (Seafront)		-	50
345	Land r/o K College, Shorncliffe Road, Folkestone		-	54
377	7 Shorncliffe Road, Folkestone		=	40
440	1&3 Jointon Road, Folkestone		=	8
487	The Shakespeare Centre, Folkestone		=	12
503	29 Rendezvous Street, Folkestone		N/A	8
508	Building adj. Grace Chapel, Grace Hill, Folkestone		N/A	14
511	40-42 Cheriton Road, Folkestone		N/A	7
40	Folkestone Seafront land		+	900
382	Southern Way Goods Yard, Folkestone	Folkestone Harbour	=	20
475	82-84 Tontine Street, Folkestone		-	14
505	111-113 Dover Road, Folkestone		N/A	8
506	10-12 St Johns Street & 1 Queens St, F'stone		N/A	9
77	St. Marys Westbrook School, Folkestone		-	28
336	29 Shorncliffe Rd, Folkestone		-	5
383	Westbrook House and adj., Shorncliffe Rd F'stone	Folkestone Harvey West	+	149
405	Land adj. 26 Coolinge Lane, Folkestone		-	50
21*	Land adj. 38 Cheriton High St, Folkestone		=	10
357	Folkestone West Station - Former Goods Yard	Folkestone Morehall	-	10
425c	Land at Cherry Garden Lane, Folkestone		-	15
98	7 Bournemouth Road, Folkestone		N/A	6
102	18-20 Radnor Park Avenue, Folkestone		-	20
103	R/o Royal Victoria Hospital, Folkestone		-	36
106	4 Radnor Park West, Folkestone	Folkestone Park	=	5
108	1 Radnor Park Rd & 2-8 Radnor Pk Ave, F'stone		-	14
314	Park Farm, Folkestone		=	118
458	Highview School, Moat Farm Road, Folkestone		=	50
501	73 Broadmead Road, Folkestone		N/A	8
110	20/30 Sandgate Hill, Folkestone		-	28
113	Former Encombe House, Encombe, Folkestone		=	36
118*	82-124 Enbrook Valley, Folkestone		+	18
119	Land adj. Sandgate House, Sandgate Esplanade	Folkestone Sandgate (also include parts of site 367)	=	14
122a	Folk. Sch. Girls South, Coolinge La, Folkestone		+	25
122b	Folk. Sch. Girls North, Coolinge La, Folkestone		=	50
322	15 Radnor Cliff Crescent, Sandgate		-	5
339	Clewer House & White Lodge, Coolinge Lane		-	14
344	Royal Norfolk Hotel, Sandgate High St		=	5
367	Burgoyne, Somerset Barracks, St Martin's Plain & N. Parcels, Shorncliffe, Folkestone		+	635
481	124-132 Sandgate High Street, Folkestone		=	5
239	14-24 Gray Close, Hawkinge	North Downs East	+	62
240	Spitfire Leisuredrome, Aerodrome Rd, Hawkinge		-	7
241	Land adj. Siskin Close, Hawkinge		+	50
244	Officers Mess, Elvington Lane, Hawkinge		-	70

SHLAA Update Note

246b	Terlingham Village Phase 3b, Hawkinge		-	44	
316	Hope Farm, Cowgate Lane, Hawkinge		-	240	
334	Land at Mill Lane, Hawkinge		-	10	
388	Land SW of Canterbury Road, Hawkinge		-	12	
404	Land adj. BoB Museum, former Elvington Airfield		-	85	
474*	32-34 Canterbury Road, Hawkinge		-	6	
484	Land adj. Telephone Exchange, Hawkinge		=	5	
507	Land adj. Swingfield House, Swingfield		N/A	6	
510	Employment Land, Hurricane Way, Hawkinge		N/A	46	
		TOTAL for LHMA		4,239	
Hythe LHMA (Wholly in Shepway)					
140	Springfield, Dental Street, Hythe	Hythe Central	-	9	
142	Hythe Swimming Pool, South Road, Hythe		=	44	
144	1 Park Road, Hythe		+	8	
145	R/o 162 High Street, Hythe		=	5	
146	102 North Road, Hythe		+	9	
147*	Seven Seas, West Parade, Hythe		+	8	
317	Fishermans Beach, Range Road, Hythe		-	54	
416	Fishermans Beach (W), Range Rd, Hythe		-	6	
459	Former St Leonard's School, Hythe		-	22	
476	Builders Yard, Windmill Street, Hythe		=	5	
491	The Haven, Victoria Road, Hythe		=	6	
152	Seapoint Centre, Seabrook Road, Hythe		Hythe East	=	14
153	Land at Princes Parade, Hythe			=	150
154	Briarwood, 1 Blackhouse Hill, Hythe	+		9	
155	Eversley Road Recreation Ground, Seabrook	=		5	
164	Former Primary School, Seabrook Road, Hythe	+		13	
169	Seabrook Primary School, Seabrook	=		5	
171	Hotel Imperial, Princes Parade, Hythe	+		75	
313	Foxwood Special School, Seabrook Road, Hythe	=		90	
370	Seabrook Pumping Station, Seabrook Road, Hythe	=		5	
483	102 & 104 Seabrook Road, Seabrook	-		6	
502	Squirrels, Cannongate Road, Hythe	N/A	8		
177	Nickolls Quarry, Dymchurch Road, Hythe	Hythe West	=	1050	
		TOTAL for LHMA		1,606	
The Marsh LHMA (Wholly in Shepway)					
0	St. Mary's Bay Holiday Centre, 31 Dunstall Lane	Dymchurch and St Mary's Bay	=	72	
4	Land adj. pumping station, Dymchurch Road		-	20	
286	Former Coach Depot, King Street, Brenzett	Romney Marsh	=	11	
289a	Romney Marsh Potato Company, Cockreed Lane		N/A	56	
373	NW of New Romney site, Cockreed Lane		-	270	
407a	Land north of Pod Corner, Brookland		-	10	
431	Old Slaughter House, Brookland		-	5	
		TOTAL for LHMA		444	
Lydd & New Romney LHMA (Wholly in Shepway)					
191	Park Street Car Park, Park Street, Lydd	Lydd	=	12	

SHLAA Update Note

195	Station Yard, Station Road, Lydd		=	35
197	Land adj. Millfield, Harden Road, Lydd		=	6
306	Kitewell Lane (S), Lydd		+	20
335	Dengemarsh Road (N), Lydd		=	12
414	Tourney Hall land, High Street, Lydd		=	8
482	Land r/o 24 High Street, Lydd		-	14
509	106 High Street, Lydd		N/A	14
215	31 Littlestone Road, Littlestone		N/A	9
223	Land adj. Chaklala, Marine Parade, Littlestone	New Romney Coast	-	14
312	Land r/o 27 Victoria Road, Littlestone		=	8
379	Land W of Victoria Rd, Littlestone		-	160
401	Land adj. 143 Queens Road, Littlestone		=	15
225*	Land adj. Craythornes, Fairfield Rd, New Romney	New Romney Town	+	10
229	Warehouse r/o 76 High Street, New Romney		=	6
230	R/O Old School, Church Lane, New Romney		=	14
232	Allotment Gardens, Church Lane, New Romney		+	60
403	Ashford Road West, New Romney		-	30
409	Cockreed Lane, New Romney		-	107
415	Ashford Road East, New Romney		-	75
430	Landscape Centre, Cockreed Lane, New Romney		-	14
435	Dymchurch Road (Inc. Avonlea), New Romney		-	10
436	Land adj. Cemetery, Church Road, New Romney		-	9
468	Land Adj. 1 Westview Cottages, New Romney		N/A	15
477	Adj. 16 High Street, New Romney		=	6
488	11 Littlestone Road, Littlestone		=	11
			TOTAL for LHMA	

4.2.18 Full site-by-site information (the individual files) is publicly available for inspection. For electronic versions, a CD will be available for purchase containing the relevant forms underlying individual site judgements.

4.2.19 Whatever the SHLAA finding, if it is to be delivered every site will be subject to testing and scrutiny in the planning process (via the LDF or individual applications) if this had not already happened. This will include formal public participation opportunities.

SHLAA Update Note

4.3 Strategic sites and broad locations

4.3.1 The SHLAA process has brought forward and continually informed Shepway LDF Core Strategy policy-making decisions on major residential sites. This has culminated in the inclusion of strategic sites for a variety of uses in the LDF Core Strategy Proposed Submission document July 2011.

4.3.2 The following three proposed strategic sites are featured following the consideration of Shepway's Cabinet (Report Appendix 3 Development Sites Summary, April 2011)¹⁴:

- *Folkestone Seafront*: The proposed strategic site boundary is based on SHLAA site 40. This land will contain a mix of functions additional to residential including extensive open spaces and active ground-floor uses. It is expected that regeneration of this site will be linked to several other residential opportunities on previously developed land in central and eastern Folkestone. Some of these may be difficult to confirm in advance, but Folkestone Seafront development should help the 'marketability' of several SHLAA sites in Folkestone's inner wards (such as Harvey Central and Harbour). It is understood that sites 45 and 342 have been directly addressed in masterplanning site 40.
- *Shorncliffe Garrison, Folkestone*: The MoD own a large amount of land across Shepway. This is expected to be rationalised at Shorncliffe, releasing parcels for residential development. The rationalisation evaluation process by the MoD has been ongoing since the first SHLAA results, and the specific extent of land for release to residential use has only recently been formally confirmed. This has necessitated amendments to the boundaries (and capacity) of MoD SHLAA sites at Shorncliffe. For simplicity individual land parcels have now been regrouped there remains two deliverable/developable SHLAA references, as follows. 'Site' 354: which includes land parcels to the north (therefore classified in Folkestone Cheriton ward). Also, 'Site' 367: the centre of the potential new community (classified in Folkestone Sandgate ward) and other land that may become available earlier in the process -mostly parcels to the western edge of Shorncliffe.

¹⁴ See <https://www.folkestone-hythe.gov.uk/moderngov/mgConvert2PDF.aspx?ID=2181&T=10>

SHLAA Update Note

- *Folkestone Racecourse, Westenhanger*: This site, almost wholly within Lympe and Stanford ward, is reference 204. The landowner is now proposing to reconstruct the racecourse, allowing and necessitating an increased element of potential residential development. However the area shown on the SHLAA map has not been revised as the general disposition of the potential new community is still focused on an area just west of Stone Street.

4.3.3 The LDF Core Strategy Proposed Submission document July 2011 also features 'broad locations'. Guidance for SHLAAs state (para. 46):

Broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. The advantage of identifying broad locations is that the community will be clear about where future development will be directed and there will be greater certainty for developers about where development will be encouraged. It is a proactive approach to planning, which reflects positive choices about the direction of future housing development, rather than a reactive approach to development opportunities as they arise.

4.3.4 By definition these do not have specific boundaries, instead criteria in the policy (backed up by site-based evidence) guide the spatial outputs required for a proposal to meet Core Strategy needs in the locality. This is illustrated on the maps for New Romney and Sellindge, recognising the presence of SHLAA sites but without confirming any collective boundary.

4.3.5 In Shepway there is a supportive framework in place for residential development in central urban areas, and this is proposed to be enhanced further. Broad locations in Shepway are therefore generally more rural locations (although, as discussed in 4.3.2, some areas of change in Folkestone may be related to possible functional clusters centred on SHLAA sites that could loosely be seen as broad locations). SHLAA guidance notes it may be suitable to assume lower residential densities in broad locations.

4.3.6 Broad Locations in the Core Strategy are not wholly dependent on sites in the SHLAA evidence base for their identification; their spatial extent cannot be confirmed in detail. The test will be for any site to prove its deliverability and suitability as set out in

SHLAA Update Note

the Development Plan Document, and land cannot be ruled out at this stage solely because of its SHLAA status.

4.3.7 As stated, the only sites newly featured as deliverable/developable in this update arise from planning applications; no sites resulting from ad hoc communications from landowners have been added (these have not been comprehensively examined given the purpose and context of this update). No new ‘call for sites’ has proved necessary.

4.3.8 Nevertheless, four sites are notable here where the landowner has contributed to masterplanning work alongside other sites regarded as developable in the SHLAA. They have also completed the land availability form from the council’s website¹⁵. This records information akin to data provided in submissions previously made for the SHLAA.

4.3.9 This information is not part of the SHLAA pool of sites but has been received and is displayed in Appendix C and summarised below:

Table 9: Noted recent land submissions

‘Noted’ land	Gross area.	Comments
(i) Land South West of Playing Fields, Cockreed Lane, New Romney,	0.9ha	Included in the ‘consortium’ planning studies submitted along with SHLAA sites 409, 415 & 430.
(ii) Land off Cockreed Lane, New Romney,	1.9ha	Landowner states net area of up to 1.2ha, as need to reprovide exiting use in southern portion of site.
(iii) Part of Somerfield Court Farm, Sellindge,	8.2ha	Identified in Rural Masterplanning project by independent consultants/ local community. Net area may be around 6ha or less given need for non-residential uses, most notably open space.
(iv) Land south of A20 Sellindge	2.4ha	Identified in Rural Masterplanning project by independent consultants/ local community.
4 noted land parcels	13.4ha (gross) total area.	

¹⁵ See SHLAA Consolidated Document para. 6.1.5.

SHLAA Update Note

4.3.10 These 'noted' sites have not had their deliverability confirmed through the SHLAA processes. None of the pool of possible future housing in this SHLAA depends on this land. However they are likely to be available and their potential suitability/achievability has been examined through recognised studies.

4.3.11 In terms of their policy status, this will depend on the finalisation of the Core Strategy process once it is submitted; but evidence on these four parcels and associated SHLAA sites were included by developers/independent consultants within land reviewed as part of the process of assessment of potential strategic sites reported to Shepway's Cabinet in April 2011.

Appendices

- A. Density in Shepway
- B. New density form
- C. Noted land submission forms
- D. Phasing table
- E. Economic Viability Assessment Executive Summary

Appendix A: Density in Shepway

The following note was published on-line in draft form in 2008 to inform the SHLAA methodology in relation to site capacity. It constitutes original research on densities found in developments and settlements in the district. It was drafted when minimum densities were shaped on the back of a national density policy in PPS3. Now the policy has been relaxed and the PPS revised, this note is of pertinence to the approach to site capacity adopted in this SHLAA update (See Appendix B)

Example Residential Densities in Shepway Note (2008)

PPS3: Para. 47: *“Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. Where Local Planning Authorities wish to plan for, or agree to, densities below this minimum, this will need to be justified”*

This note looks at the residential densities, dwellings per hectare (dph), in new developments, and in existing areas which are not characterised by major development.

Existing density of different types of area

This study used GIS (address gazetteer) and fieldwork to establish the residential density of certain parts of settlements in the district. The approach used was to focus on sample areas, by identifying several general locations representing a range of places varying from the middle of clearly urban areas, to the very edge of small towns and villages. All major urban areas were covered, often with more than one sample, but the majority of samples are in ‘rural’ and ‘semi-urban’ general locations. The typologies are explained below:

Urban Area Typologies

- Central Urban: locations at the heart, or on the edge of, the centres of Folkestone/Hythe.
- Inner Urban: well established location well within the urban boundary, but away from the recognised ‘town centre’.
- Urban: other locations wholly within the Folkestone/Hythe urban area.

Semi-urban Typologies

- Market Town: historic freestanding major town serving a rural area.
- Coast Settlement: strips of coastal neighbourhoods (generally more modern) not part of the Folkestone/Hythe urban area
- Main Settlement Peripheral: locations on the edge of the larger settlements, bordering open countryside.

SHLAA Update Note

Rural Area Typologies

- Village: freestanding settlements in the open countryside.
- Small village: relatively minor rural settlement where the sample covers the whole of the area in the settlement boundary.

The exact sample areas were decided at random by using the gridlines on the Local Plan Proposals Map, and therefore generally cover samples of 25hectares (25ha). However in some central urban areas, smaller samples were necessary. The 22 areas surveyed lie wholly within settlement boundaries as established in the Local Plan (2006). The definition of the exact extent of settlements is often contested, but the Local Plan forms an independently scrutinised source that is consistent (generally tightly drawn), and also clearly practical at a local level. ¹⁶ Hawkinge area did not feature as it contains so much significant new development, which is best looked at directly (see latter part of this note). The results on existing densities are presented below:

No.	Location type	Density (dph)	
		'Gross'	'Net'
1	Central Urban	95	95
2	Central Urban	46	46
3	Inner Urban	38	42
4	Urban	35	36
5	Urban	31	33
6	Main Settle. Peripheral	15	16
7	Main Settle. Peripheral	12	13
8	Central Urban	21	21
9	Urban	10	10
10	Village	14	15
11	Village	18	18
12	Village	18	19
13	Village	17	17
14	Market Town	15	20
15	Market Town	20	23
16	Main Settle. Peripheral	17	17
17	Coast settlement	12	12
18	Coast settlement	16	18
19	Coast settlement	20	20
20	Coast settlement	12	12
21	Village	20	20
22	Small Village (all)	10	11

Numbers 1-9 feature locations in the Folkestone/Hythe settlement boundary.

¹⁶ Alternative definitions are used in DCLG statistics, and population density can easily be calculated on this basis. The option of producing a nominal residential (dwelling) density using the district level average population per household has been investigated. However this is dependent on the settlements as defined nationally, and indications are that this is sensitive to the form of development i.e. compact villages have higher densities, whereas linear ones are lower –mostly due to the varying degree to which the settlement's area is tightly defined.

SHLAA Update Note

Please note that this calculation of existing density captures current land used for a range of activities additional to the sites developed for residential uses. Therefore as well as this basic ‘gross’ calculation, a density is calculated taking out major elements of other key supporting uses, namely open space and employment land (as designated on the Proposals Map). This is the ‘net’ density, but it can be seen this is rarely significantly higher.¹⁷

Looking at the ‘net’ results in more detail by type of area, it can be seen that as expected the most urban areas tend to have higher densities –but they also tend to have the greater range of densities. This reflects the geographic complexity of established urban areas, and therefore two aspects of this have been noted. These are the ‘Area policies’ columns in the following tables: recognising that areas of special character, and in the historic functional centre of urban areas, may not have as high existing density. It should also be noted that rural settlements are not necessarily less dense than some forms of urban areas. The tables show median densities in bold:

Urban Areas

No.	Location type	Area policies		‘Net’ Density (dph)
		CA/SC/AONB	TC	
1	Central Urban			95
2	Central Urban		Y	46
8	Central Urban	YY	Y	21
3	Inner Urban	YY		42
4	Urban			36
5	Urban		Y	33
9	Urban	Y		10

Semi-urban

No.	Location type	Area policies		‘Net’ Density (dph)
		CA/SC/AONB	TC	
14	Market Town	Y	Y	20
15	Market Town	YY	Y	23
19	Coast settlement	Y		20
18	Coast settlement			18
17	Coast settlement	Y		12
20	Coast settlement			12
16	Main Settle. Peripheral			17
6	Main Settle. Peripheral			16
7	Main Settle. Peripheral			13

Rural Areas

No.	Location type	Area policies	‘Net’ Density
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¹⁷ This is probably can be attributed to the fact that as this definition is relatively narrow, an adjustment that only captures the most critical other uses. This limited range of additional uses often fails to account for any of the sample area i.e. no such designations are present locally.

SHLAA Update Note

		<i>CA/SC/AONB</i>	<i>TC</i>	<i>(dph)</i>
21	Village	Y		20
12	Village	Y		19
11	Village			18
13	Village	YY		17
10	Village	Y		15
22	Small Village (all)			11

CA/SC/AONB: Samples that are partly in a Conservation Area, Area of Special Character or AONB, are shown by a “Y” in this column. If two designations are present, then it is shown “YY”. This highlights areas of recognised high quality, which will have to be taken into account in any new development proposals. However there is no automatic relationship between density and quality. For example many desirable historic built environments are intensely developed, whereas many post-War, less dense developments, may not benefit from recognisable quality in their built form.

TC: Samples that partly include buildings that form designated shopping frontage, or the Folkestone Commercial Area, are considered to represent Town Centre characteristics and are shown by a “Y” in this column. Whereas the overall built form is often more dense this is not necessarily the case, it varies by local history; concentrations of alternative uses to residential can be expected (and purpose built buildings can take up large chunks of land for non-residential uses).

It does appear that, in the most urban samples at least, these two factors may be associated with lower densities.

Evaluation: From this approach, it appears only relatively urban areas have existing ‘net’ densities of greater than 30dph. However the samples indicate there are a range of local and general factors that are likely to be relevant when considering alternative densities for a locality.

Density in new residential developments

The other part of this research is to collate information on new (C3) dwellings that are being constructed. This examined the 19 developments under construction/completed in the 2007/8 financial year, for 5 or more dwellings (to remove small proposals that will have a very specific individual site context). The main focus is on new-build development, as opposed to conversions.

It is even harder to generalise about densities when aggregating individual sites, where a range of contrasting factors will have been taken into account using site specific circumstances on each planning application. However to give some general context, the new-build developments have been presented on an inner urban/semi-urban/village basis, similar to the typology groupings used above. This is dependent on what ward the development falls within.

SHLAA Update Note

The general impression of residential densities in recent new-build development shown below, is one of great diversity. This is partly due to extreme results, more anomalous occasions where the site size is very small or unusually large. The central urban developments (Folkestone Harvey) again show a huge variation. The median density for all the developments is shown in bold (which coincidentally falls at 30 dph). The mean density is perhaps less reliable, given the tendency for unrepresentative individual cases, but stands at 49.7dph for new-build developments in 07/08.

It is not surprising that there are some high densities within this sample as the developments are mostly within the Folkestone/Hythe continuous urban area, the current focus of policy. Moreover the sample is centred on developments that have reached the stage of construction i.e. have proved acceptable both in terms of planning permission and commercial viability. One key consideration is the nature of the previous land use, and all the examples below were on previously developed land (apart from the last two in the semi-urban category).

Central/inner Urban wards¹⁸

<i>Ward of development</i>	<i>Density (dph)</i>
Folkestone Harvey Central	179
Folkestone Harvey Central	141
Folkestone Harvey Central	3

Other (Semi-) Urban wards

<i>Ward of development</i>	<i>Density (dph)</i>
Folkestone Morehall	97
Folkestone Cheriton	89
Folkestone Park	73
Folkestone Morehall	55
North Downs East	35
Hythe West	31
Hythe Central	30
Hythe Central	29
Folkestone Sandgate	18
Hythe Central	15
North Downs East ¹⁹	14
North Downs East	12
Hythe East	11

Note: North Downs East contains much open countryside but the developments featured above were all at Hawkinge.

Rural ward [village location]

¹⁸ The sample featured two conversions, and unsurprisingly given the tendency for these to be flats, they produce very high densities of 300dph, and 147dph. These both fell within the Folkestone Harbour ward, which would clearly count as an inner urban area.

¹⁹ This is the overall density of a complicated site, rather than the completion figure for 07/08 in isolation. The development is for 196 dwellings over 13.58ha, of which only 23 are recorded as completed in this year –although the whole site will be built out.

SHLAA Update Note

<i>Ward of development</i>	<i>Density (dph)</i>
North Downs West	10

The ‘Central wards’ in Folkestone (Harvey Central), and Hythe, include areas of recognised special character and the town centre (Local Plan area policies featured in the above section), which may have implications but depends on the location of the site within the ward.

Evaluation: The density of new build development varies in Shepway’s urban areas, but some very high density developments are materialising in Folkestone. However on the basis of these local developments, the 30dph national benchmark - as a general level - seems as appropriate a minimum as any. No conclusions can be made about rural areas from this sample. The main finding must be that general density targets must be treated with caution given the range of densities on sites that are materialising.

Considering existing and proposed residential densities

Data presented here consists of two separate strands on a related topic. They are not meant to be completely methodologically comparable, but instead provide general indications. Information on local densities could be placed in the context of national policy, and also the regional situation. The South East Plan (Policy H5, government proposed changes to the draft) features a 40dph “overall regional target”- which is very close to actual density being delivered in South Eastern developments – whilst clearly recognising the need for local variations. These local circumstances cover a range of characteristics, not only in terms of the existing built form, but also potential for sustainable development. Under key national principles for development, it cannot be stated that current density should automatically determine the form of new development.

This evidence highlights the continuing diversity of residential density in Shepway, confirming it is inadvisable to simply allow general historic conditions to dictate the best approach to individual development proposals. The imperative to use land more efficiently could provide a general context relevant for most sites. PPS3 (Para. 46) also recognises other features should be taken into account, such as the level and capacity of facilities (e.g. green space) and transport accessibility, in addition to the character of the area. Site specific analysis is important, and the more sensitive policy can be to that scale, for example allowing broad indications on the degree of accessibility and level of services in an area to be taken into account, the more use it will be.

SHLAA Update Note

Appendix B: New density form

This proforma replaces previous SHLAA documentation on individual site capacity:

SHLAA SITES ASSESSMENT: capacity estimate (Updated)

Site reference number:	
Site name:	

Conclusion (all sites: deliverable/developable)

FINAL NET CAPACITY for SHLAA Update	<i>Total=0 see table i)</i> <i>Total>99 see table iii)</i>
Broad Location <ul style="list-style-type: none"> ○ <i>Strategic broad location (town), OR</i> ○ <i>Local broad location (village/s)</i> 	Name:

Information justifying capacity conclusion (all sites: deliverable/developable)

○ <i>Planning application with new capacity implication? OR</i>	Ref:
○ <i>Other significant new proposals data e.g. strategic site/developer consultation/ masterplanning? OR</i>	Specify/attach info:
○ <i>Major project officer consideration/ other site with revised density locality/ site area? OR</i>	See below – go to ii)
○ Other information source? OR	Specify:
○ In delivery (continuing from supply counted in previous years), OR	
○ Original estimate re-confirmed (non lower density area, including by Major projects officer for totals >99)	

i) Site now regarding as having no applicable capacity (final capacity =0)

○ <i>Has been fully delivered (in 2010/11 housing supply or previous), OR</i>	
○ <i>No housing yield (other)</i>	Rationale:

SHLAA Update Note

<ul style="list-style-type: none"> ○ <i>Now regarded as having net capacity of less than 5</i> 	Capacity (1-4 dwellings):
---	---------------------------

ii) Site with revised density locality/ site area (where applicable e.g. no recent and relevant planning permission)

New site area, or density starting point now at 20 dph on sites:

- *over 10 ha or*
- *in E Kent Rural South LHMA, The Marsh LHMA, & New Romney & Lydd LHMA (sites outside New Romney Town ward and Lydd town area)*

Net site area applied	(ha.)
Basic yield: hectares multiplied by 20	<i>Now see table iii).</i>

iii) Major projects officer verification (where applicable)

Sites with revised density locality/ site area, OR

Sites with proposed final capacity >99

<i>B.G.</i> Date:	
Final net capacity is satisfactory, having considered...?	
<ul style="list-style-type: none"> ○ Local comparison neighbourhood (State where): Appropriate and produces similar capacity? 	
<ul style="list-style-type: none"> ○ Planning application source: reviewed and considered suitable? 	
<ul style="list-style-type: none"> ○ Sketch diagram: Attached? 	

Appendix C: Noted land submission forms

Noted sites:

- (i) **Land South West of Playing Fields, Cockreed Lane, New Romney**, submitted for: Mr Frank Butcher.
- (ii) **Land off Cockreed Lane, New Romney**, submitted for: Kent County Council.
- (iii) **Part of Somerfield Court Farm, Sellindge**, submitted for: The Royal Foundation of St Katharine In Ratcliffe.
- (iv) **Land south of A20 Sellindge**, submitted for: *Norrington Trust*.
 - (N.B. A variety of landowners expressed interest in the independent Rural Masterplanning exercise at Sellindge. This site was the only one not in the SHLAA where a form was satisfactorily submitted).

Appendix C (i) New Romney

Stakeholder Questionnaire: Land Submissions

- *For smaller sites where the principle of development is in line with the current Local Plan (e.g. some urban sites) or where you intend to imminently submit a planning application, you may wish to first take advantage of Shepway District Council's free pre-application advice service.*
- *Please call Development Control on [REDACTED] for details.*

All organisations and individuals who wish to put forward land for consideration as potential site allocations in the Shepway District LDF must complete this form, and return it to planning.policy@folkestone-hythe.gov.uk.

Each site must be accompanied by its own form, and a site plan based on Ordnance Survey mapping. Please use a large scale (at least 1:25,000). **This form may not be considered without an accompanying site plan.**

1. YOUR DETAILS

Name

[REDACTED]

Company or Agency
[if applicable]

Hobbs Parker Property Consultants LLP

Representing
[if applicable]

[REDACTED]

Your Address

[REDACTED]
[REDACTED]
[REDACTED]

Ashford

SHLAA Update Note

[REDACTED]

Your Telephone Number

[REDACTED]

Your E-mail

[REDACTED]

2. SITE DETAILS

Site Name and Address

Land South West of Playing Fields
Cockreed Lane
Ashford Road
New Romney
Kent

Site Area (*hectares*)

0.869 hectares (1.7 acres)

OS Grid Reference (*state where this points lies in relation to whole area*)

Details of Current Land Use

Grazing

Details of Past Land Use

Including any relevant planning history (please state application reference for any planning permission for housing or mixed use)

Also state if you have evidence that the land is previously developed 'brownfield' land:

Your Justification of Estimated Site Capacity

(number of dwellings with broad rationale about how can be successfully accommodated on site, especially if in a sensitive location)

21 dwellings (30 dwellings per hectare)

Please attach a map showing the boundary of the area to be developed.

SHLAA Update Note

3. OWNERSHIP

Are you the owner?

No

If you are not owner/representative of all the land, including that required for access to a public highway, please list owner/owners with contact details:

The site is owned by Frank Butchers

4. POSSIBLE CONSTRAINTS

Constraints will need to be identified however it is better for all concerned if they are properly considered early in the process, so issues can be tackled.

To the best of your knowledge are there any current site constraints which may be of relevance to the development of the site? Please specify and check using the following potential constraints.

- Access?

(including any third party land needed for acceptable highway access)

NB You are strongly advised to supply information in relation to this factor, which it is expected (as a minimum) would include showing possible suitable points of vehicular access to the site.

Existing access to Cockreed Lane

- Flood Risk?

(+any need for drainage/pumping, culverting/redirecting waterways)

NB For sites in the south/west of Shepway you are strongly advised to establish and supply information in relation to this factor

The site is located within an area identified as a flood risk area. The Strategic Flood Risk Assessment (SFRA) published in June 2009 confirms that the New Romney cluster sites to the north of the settlement are within Flood Zone 3. It has been acknowledged that there is a strong planning argument for development to proceed in the New Romney area. There will be wider sustainability benefits to the community through the provision of development in this area that will outweigh flood risk concerns. In Appendix 6 of the SFRA it is predicted that there is a medium likelihood of passing the exception test for land adjoining this site. Detailed flooding issues will be addressed through land raising and building design and a Flood Risk Assessment will be prepared in due course for the wider area.

- Infrastructure/utilities?

(expected electricity, gas, water or sewage issues etc.)

SHLAA Update Note

NB For sites outside the urban area, you are strongly advised to establish and supply information in relation to this factor

None known

- Natural Conservation and Built Environment Sensitivity?
(including heritage and if necessitates loss of hedgerows/trees)

NB For sites in the north of Shepway (AONB) or in/adjacent to Conservation Areas, you are strongly advised to establish and supply information in relation to this factor

None known

- Contamination risk from past uses/pollution?

NB For sites considered to be previously developed ('brownfield') land, you are strongly advised to establish and supply information in relation to this factor

None known

- Hazardous Risks?

None known

- Topography?

None known

- Ground Conditions?

None known

- Legal Issues?
(including any historic restrictions on use, access, transfer etc)

None known

- Need to await relocation of current uses?
(include details of duration of tenancy or key steps where current use of yours needs to be re-provided elsewhere etc)

No

- Other

Do you think constraints on the site can realistically be overcome?

If so please explain here how and when this might be achieved for each issue:

SHLAA Update Note

Yes

5. AVAILABILITY & ACHIEVABILITY

Once commenced, how many years do you think it will take to fully develop the site (please explain)?

To be completed within 2 years of commencement

Over what broad timeframe would you anticipate that the site could be developed? *(If this extends over more than one period please provide an estimate of the number of dwelling which would be completed in each period).*

Complete by 2011

2012-2016 - Yes

2017-2021

2022-2026

Beyond 2026

You are strongly advised to supply relevant examples of any key steps already taken to bring the site forward for potential development, such as:

- **Technical site investigations (document above)**
- **Securing professional advice**
- **Making financial arrangements.**

6. SITE SURVEY

It may be necessary in due course for an officer of the Council to visit and carry out a site survey unaccompanied. If there are access difficulties, please provide contact details to enable a visit to be arranged:

Access to the site is available directly from Cockreed Lane, should you wish to arrange access please contact Pam Przyjemski (Hobbs Parker Property Consultants LLP) 01233 506201.

RESPONSE

Please return this form **and map** to: Planning.policy@folkestone-hythe.gov.uk

Or if unable to provide documentation in a fully electronic form, send to:
Shepway District Council, Planning Policy Team, First Floor Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

SHLAA Update Note

*Please also attach any other **supporting information** that may help the survey, or the examination of:*

- *suitability,*
- *availability and*
- *achievability*

factors showing realistic prospects of delivering development.

Appendix C (ii): New Romney

Stakeholder Questionnaire: Land Submissions

- *For smaller sites where the principle of development is in line with the current Local Plan (e.g. some urban sites) or where you intend to imminently submit a planning application, you may wish to first take advantage of Shepway District Council's free pre-application advice service.*
- *Please call Development Control on 01303 853278/ 853327 for details.*

All organisations and individuals who wish to put forward land for consideration as potential site allocations in the Shepway District LDF must complete this form, and return it to planning.policy@folkestone-hythe.gov.uk.

Each site must be accompanied by its own form, and a site plan based on Ordnance Survey mapping. Please use a large scale (at least 1:25,000). **This form may not be considered without an accompanying site plan.**

1. YOUR DETAILS

Name [REDACTED]

Company or Agency Kent County Council

Representing N/A

Your Address County Hall
County Lane
Maidstone
Kent
ME14 1XD

Your Telephone Number [REDACTED]

Your E-mail [REDACTED]

2. SITE DETAILS

Site Name and Address Land off Cockreed Lane, New Romney

SHLAA Update Note

Site Area (hectares)	1.89
OS Grid Reference	606475/125237 (centre of hatched area)
Details of Current Land Use	Playing Field for Church of England Primary School
Details of Past Land Use	N/A

Your Justification of Estimated Site Capacity

Approximately 48 dwellings based on 40 dwellings per hectare (1.2 hectare developable area).

Please attach a map showing the boundary of the area to be developed.

3. OWNERSHIP

Are you the owner? Yes but full consultation still required with the school governing body.

4. POSSIBLE CONSTRAINTS

Constraints will need to be identified however it is better for all concerned if they are properly considered early in the process, so issues can be tackled.

To the best of your knowledge are there any current site constraints which may be of relevance to the development of the site? Please specify and check using the following potential constraints.

- Access? No
- Flood Risk? The site is within flood zone area 2 and 3. However, Shepway Council identified this allocation area in part because it is the most appropriate location around the settlement to provide housing from a flood risk prospective. It is 'sequentially preferable' with relatively minimal risks of tidal flooding. Further investigation is being carried out by Herrington Consultants.
- Infrastructure/utilities? No.
- Natural Conservation and Built Environment Sensitivity? No
- Contamination risk from past uses/pollution? No

SHLAA Update Note

- Hazardous Risks? No
- Topography? No
- Ground Conditions? Issues such as archaeology and ecology are being investigated as part of the areas masterplan.
- Legal Issues? No
- Need to await relocation of current uses? No
- Other

Do you think constraints on the site can realistically be overcome?
If so please explain here how and when this might be achieved for each issue:

We believe all constraints can be overcome.

The issue of flooding is being investigated for the surrounding developable area. This should not produce any significant constraints.

Archaeology issues may delay the development process but should not affect the overall viability of the project.

As part of the development we have agreed to retain 0.69 hectares of land to the south east corner of the site for use as a playing field by St Nicholas Church of England Primary School. The school does not currently use the playing field regularly due to its lack of facilities. As part of the development scheme we will investigate the potential of providing lavatory facilities which will allow the school to make better use of the playing field.

5. AVAILABILITY & ACHIEVABILITY

Once commenced, how many years do you think it will take to fully develop the site (please explain)?

For a development of this size we would envisage a construction period of twelve to eighteen months.

Over what broad timeframe would you anticipate that the site could be developed? *(If this extends over more than one period please provide an estimate of the number of dwellings which would be completed in each period).*

2012-2016 – the development may be constructed in phases with the first phase to be complete within six months, ideally in late 2012.

SHLAA Update Note

You are strongly advised to supply relevant examples of any key steps already taken to bring the site forward for potential development, such as:

- **Technical site investigations (document above)**
- **Securing professional advice**
- **Making financial arrangements.**

6. SITE SURVEY

It may be necessary in due course for an officer of the Council to visit and carry out a site survey unaccompanied. If there are access difficulties, please provide contact details to enable a visit to be arranged:

RESPONSE

Please return this form **and map** to: Planning.policy@folkestone-hythe.gov.uk

Or if unable to provide documentation in a fully electronic form, send to:
Shepway District Council, Planning Policy Team, First Floor Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

*Please also attach any other **supporting information** that may help the survey, or the examination of:*

- *suitability,*
- *availability and*
- *achievability*

factors showing realistic prospects of delivering development.

Appendix C (iii) Sellindge

Stakeholder Questionnaire: Land Submissions

- *For smaller sites where the principle of development is in line with the current Local Plan (e.g. some urban sites) or where you intend to imminently submit a planning application, you may wish to first take advantage of Shepway District Council's free pre-application advice service.*
- *Please call Development Control on 01303 853278/ 853327 for details.*

All organisations and individuals who wish to put forward land for consideration as potential site allocations in the Shepway District LDF must complete this form, and return it to planning.policy@folkestone-hythe.gov.uk.

Each site must be accompanied by its own form, and a site plan based on Ordnance Survey mapping. Please use a large scale (at least 1:25,000). **This form may not be considered without an accompanying site plan.**

1. YOUR DETAILS

Name

██████████

Company or Agency
[if applicable]

Smiths Gore

Representing
[if applicable]

The Royal Foundation of St Katharine In Ratcliffe

Your Address

██ West Malling, Kent ██████████

Your Telephone Number

██████████

SHLAA Update Note

Your E-mail



2. SITE DETAILS

Site Name and Address

Part of Somerfield Court Farm, Sellindge, Kent

Site Area (*hectares*)

8.20 hectares (20.28 acres)

OS Grid Reference (*state where this points lies in relation to whole area*)

OS X (Eastings)	610489
OS Y (Northings)	137944
Nearest Post Code	TN25 6LG
Lat (WGS84)	N51:06:08 (51.102143)
Long (WGS84)	E1:00:19 (1.005142)
LR	TR104379
mX	111891
mY	6606106

Details of Current Land Use

Currently in arable production within an agricultural tenancy as part of a larger farm. No recent planning applications or planning history are known to the agent.

Details of Past Land Use

Including any relevant planning history (please state application reference for any planning permission for housing or mixed use)

Also state if you have evidence that the land is previously developed 'brownfield' land:

Your Justification of Estimated Site Capacity

(number of dwellings with broad rationale about how can be successfully accommodated on site, especially if in a sensitive location)

150 open market housing units of one, two, three or four bedrooms, consistent with a dph of 18 conforming with the Shepway LDF draft note on housing densities in rural areas.

This site has been identified by the parish council, local residents and the local authority as a site for mixed development to include would be within a community led scheme to

SHLAA Update Note

include community infrastructure development comprising village green, village hall extension, new parish council facilities, diversion of A20 to improve the setting of the village and create a new village centre and the creation of a biodiversity park.

Please attach a map showing the boundary of the area to be developed.

3. OWNERSHIP

Are you the owner?

No

If you are not owner/representative of all the land, including that required for access to a public highway, please list owner/owners with contact details:

The Royal Foundation of St. Katharine, In Ratcliffe

C/O Smiths Gore, 23 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA

4. POSSIBLE CONSTRAINTS

Constraints will need to be identified however it is better for all concerned if they are properly considered early in the process, so issues can be tackled.

To the best of your knowledge are there any current site constraints which may be of relevance to the development of the site? Please specify and check using the following potential constraints.

- Access?

(including any third party land needed for acceptable highway access)

NB You are strongly advised to supply information in relation to this factor, which it is expected (as a minimum) would include showing possible suitable points of vehicular access to the site.

It is understood that access from the site is owned up to the boundary with the public road.

- Flood Risk?

(+any need for drainage/pumping, culverting/redirecting waterways)

NB For sites in the south/west of Shepway you are strongly advised to establish and supply information in relation to this factor

There is no flood risk, or history of flooding that the agent is aware of that the agent is aware of.

- Infrastructure/utilities?

(expected electricity, gas, water or sewage issues etc.)

SHLAA Update Note

NB For sites outside the urban area, you are strongly advised to establish and supply information in relation to this factor

There are already utilities in place serving properties adjoining the site on three sides.

- Natural Conservation and Built Environment Sensitivity?
(including heritage and if necessitates loss of hedgerows/trees)

NB For sites in the north of Shepway (AONB) or in/adjacent to Conservation Areas, you are strongly advised to establish and supply information in relation to this factor

A single hedgerow may need to be partially removed, but please see overleaf for details of mitigation works.

- Contamination risk from past uses/pollution?

NB For sites considered to be previously developed ('brownfield') land, you are strongly advised to establish and supply information in relation to this factor

No past contamination is known to be on the site.

- Hazardous Risks?

No hazardous risks are known to be on the site.

- Topography?

The site is level with little undulation.

- Ground Conditions?
- Legal Issues?
(including any historic restrictions on use, access, transfer etc)

No legal issues are known to exist which may be problematic.

- Need to await relocation of current uses?
(include details of duration of tenancy or key steps where current use of yours needs to be re-provided elsewhere etc)

The current agricultural tenant would need to vacate land prior to development.

- Other

There is a high voltage underground cable relating to the CTRL, underground pipeline and domestic services running through land to serve current housing. We are awaiting confirmation of their exact route.

SHLAA Update Note

Do you think constraints on the site can realistically be overcome?
If so please explain here how and when this might be achieved for each issue:

We do not see that any constraints would cause significant difficulty to a future development.

The new planting proposed under the scheme will sufficiently compensate the loss of the hedge, or the hedgerow could be incorporated within the proposed design. Substantial planting is proposed to occur within the scheme

The proposed development would need to avoid the existing services cables and pipeline. This could be achieved through the design of the development. Further details of all services and utilities crossing the land is currently being obtained by the agent.

The agricultural tenant could surrender the land from their tenancy, under a clause specifically relating to development.

5. AVAILABILITY & ACHIEVABILITY

Once commenced, how many years do you think it will take to fully develop the site (please explain)?

It is hoped that the development of the site would be begun during the period 2012 to 2016.

To build out all properties proposed for the site will probably require longer and some development is likely to occur in the period 2017 to 2021. The site is likely to take in the region of 6 to 8 years to be developed fully.

Over what broad timeframe would you anticipate that the site could be developed? *(If this extends over more than one period please provide an estimate of the number of dwelling which would be completed in each period).*

Complete by 2011

2012-2016

It is hoped that the site will be largely developed during this period.

2017-2021

Development may need to continue during this period.

2022-2026

Beyond 2026

SHLAA Update Note

You are strongly advised to supply relevant examples of any key steps already taken to bring the site forward for potential development, such as:

- **Technical site investigations (document above)**
- **Securing professional advice**
- **Making financial arrangements.**

6. SITE SURVEY

It may be necessary in due course for an officer of the Council to visit and carry out a site survey unaccompanied. If there are access difficulties, please provide contact details to enable a visit to be arranged:

RESPONSE

Please return this form **and map** to: Planning.policy@folkestone-hythe.gov.uk

Or if unable to provide documentation in a fully electronic form, send to:
Shepway District Council, Planning Policy Team, First Floor Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

*Please also attach any other **supporting information** that may help the survey, or the examination of:*

- *suitability,*
- *availability and*
- *achievability*

factors showing realistic prospects of delivering development.

SHLAA Update Note

Appendix C: (iv)

SHEPWAY LDF: SHLAA Stakeholder Questionnaire

Shepway LDF Strategic Housing Land Availability Assessment (SHLAA): "Stakeholder Questionnaire"

All organisations and individuals who wish to put forward land for consideration as potential site allocations in the Shepway District LDF must complete this form, and return it to planning.policy@shepway.gov.uk.

Forms for potential qualifying sites should be returned by **6th October 2008**, in order to be screened and included, as appropriate, in the first Shepway SHLAA. This study will inform the next stage in the district's LDF Core Strategy. For further details see the draft Shepway SHLAA Methodology document.

Each site must be accompanied by its own form, and a site plan based on Ordnance Survey mapping. Please use a large scale (at least 1:25,000). **This form cannot be considered without an accompanying site plan.**

RECEIVED

23 MAY 2011

PLANNING

1. YOUR DETAILS

Name [REDACTED]
Company *ANDREW BEES & ASSOCIATES*
Agent *YES*
Representing [REDACTED]
Your Address [REDACTED] *FOLKESTONE KENT*
CT20 1BA.
Telephone Number [REDACTED]
E-mail [REDACTED]



2. SITE DETAILS

Site Address *LAND SOUTH OF A.20 SELLINGE.*
Site Area (hectares) *2.43 ha*

Planning Policy Team, August 2008

1

SHLAA Update Note

SHEPWAY LDF: SHLAA Stakeholder Questionnaire

OS Grid Reference (state where this points lies in relation to whole area)

TR1137 31

Details of Current Land Use (including any relevant planning history, - please state application reference for any planning permission for housing or mixed use - also state if you regard the land as previously developed 'brownfield' land):

Grossing land.

Your Estimate of Site Capacity (number of dwellings with broad justification)

60 units (25 per ha).

Please attach a map showing the boundary of the area to be developed. Without this map the site will not be included in the assessment.

see particulars attached.

3. OWNERSHIP

Are you the owner?

No

Are you part owner?

No

If you are not an owner, please list owner/owners with contact details:



4. POSSIBLE CONSTRAINTS

To the best of your knowledge are there any current site constraints which may be of relevance to the development of the site? Please specify and check using the following potential constraints.

NONE

Access? (including any third party land needed for acceptable highway access)

Flood Risk? (+any need for drainage/pumping, culverting/redirecting waterways)

SHLAA Update Note

SHEPWAY LDF: SHLAA Stakeholder Questionnaire

Infrastructure/utilities? (*expected electricity, gas, water or sewage issues*)

Conservation? (*including heritage and if necessitates loss of hedgerows/trees*)

Contamination risk from past uses/pollution?

Hazardous Risks?

Topography?

Ground Conditions?

Legal Issues?

Need to await relocation of current uses?

Other

Do you think constraints on the site can realistically be overcome?
If so please explain here how and when this might be achieved for each issue:

5. AVAILABILITY

Once commenced, how many years do you think it will take to fully develop the site?

1/2 years

Planning Policy Team, August 2008

3

SHLAA Update Note

SHEPWAY LDF: SHLAA Stakeholder Questionnaire

Over what broad timeframe would you anticipate that the site could be developed? (If this extends over more than one period please provide an estimate of the number of dwelling which would be completed in each period).

Complete by 2011

2012-2016 ✓

2017-2021

2022-2026

Beyond 2026

6. SITE SURVEY

It will be necessary for an officer of the Council to visit and carry out a site survey unaccompanied. If there are access difficulties, please provide contact details to enable a visit to be arranged.

Crossing licence in place.

Please attach any **supporting information** that may help the survey, or the SHLAA's examination of suitability, availability and achievability.

RESPONSE

Please return this form and map to: Planning.policy@shepway.gov.uk

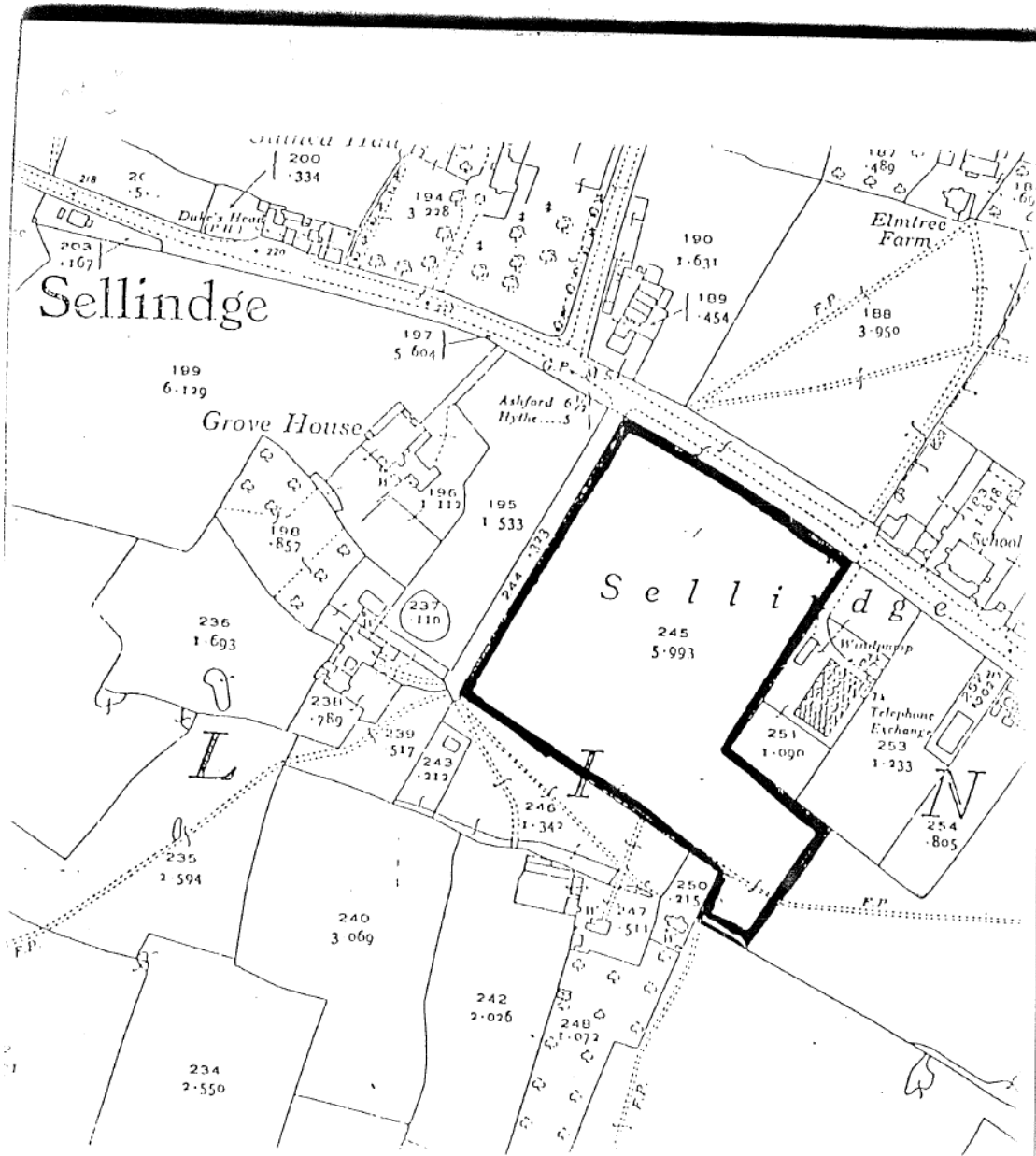
Or if unable to provide documentation in a fully electronic form, send to:
Shepway District Council, Planning Policy Team, First Floor Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

Documents must be received on Monday 6th October 2008, at the latest.

Planning Policy Team, August 2008

4

SHLAA Update Note



Andrew Beggs & Associates

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE
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FOR IDENTIFICATION PURPOSES ONLY

~~SCALE 1:1250~~

~~SCALE 1:25000~~

SCALE 1:2500

SCALE 1:50000

(DELETE AS APPROPRIATE)

SHLAA Update Note

As has been the case in Sellindge, it is expected that some housing sites may emerge as part of an increased emphasis on locally-led development. The LDF Core Strategy Proposed Submission document recommends that ‘Rural Centre’ and ‘Primary Village’ settlements may be particularly likely to provide opportunities for the community to identify sustainable sites. For information purposes only, the following villages fall within those categories, and the deliverable/developable SHLAA sites in that vicinity are listed (if any) within the two rural district character areas within Shepway:

Shepway’s North Downs district character area		Shepway’s Romney Marsh district character area	
Village	SHLAA ref	Village	SHLAA ref
• Brenzett	286	• Elham	No SHLAA confirmed site in/around the village centre
• Brookland	407a, 431	• Lympe	209
• Dymchurch	No SHLAA confirmed site in/around the village centre	• Lyminge	424
• Greatstone-on-Sea	No SHLAA confirmed site in/around the village centre	• Saltwood	No SHLAA confirmed site in/around the village centre
• St Mary’s Bay	000, 004	• Sellindge	[See Rural Masterplan investigations with community]
		• Stanford/Westenhanger	[Proposed strategic site 204 only]

These villages may from some perspectives be seen to satisfy the expectations of a broad location, however there is less certainty about the availability of (suitable) sites²⁰. It is accepted that some of these locations may struggle to meet SHLAA criteria, not least due to the range of sensitive environmental conditions found in many parts of Shepway’s countryside (but not on all rural sites).

In the case of Lympe it is understood discussions have commenced between the landowner and local community. However in any instance it will be up to local people to decide whether to bring forward any Neighbourhood Development Plan. Accordingly these locations are highlighted for information purposes only, and do not impact on the delivery.

²⁰ Notwithstanding that local communities will have views on which sites are suitable to local needs, land availability is still pertinent.

SHLAA Update Note

Appendix D: Phasing Table

Ref	Address		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
0	St. Mary's Bay Holiday Centre, 31 Dunstall Lane	72		30	30	12																
4	Land adj. pumping station, Dymchurch Road	20						20														
7	Henbury Manor, Henbury Lane, Elham	6	6																			
20	72 Cheriton High St and land adj. F'stone	14				14																
21	Land adj. 38 Cheriton High St, F'stone	10			10																	
23	New Lincoln House, Walton Manor Close, F'stone	39		39																		
26	12-14 Princess Street, Folkestone	8						8														
27a	Former Youth Club, Shepway Close, Fo kestone	12							12													
27b	Land at Shepway Close, Fo kestone	18								18												
32	58 Canterbury Road, Fo kestone	8							8													
40	Folkestone Seafront land	900				10	20	30	40	50	60	70	80	90	100	100	100	100	50			
45	Land at Marine Parade Coach Park (Seafront)	50							25	25												
46	Ingles Manor, Folkestone	68					34	34														
50	21 Trinity Road, Folkestone	8							8													
51	33 Cheriton Rd and land adj., Folkestone	5					5															
52	19 The Bayle, Folkestone	6				6																
53	Victoria Mews, Folkestone	5						5														
58	Victoria Grove, Fo kestone	7			7																	
59	The Leas Club, Folkestone	68				34	34															
66	4 Castle Hill Avenue, Fo kestone	9					9															
67	8-9 Marine Parade, Folkestone	12		12																		
77	St. Marys Westbrook School, Fo kestone	28		28																		
98	7 Bournemouth Road, Folkestone	6			6																	
102	18-20 Radnor Park Avenue, Folkestone	20			20																	
103	R/o Royal Victoria Hospital, Folkestone	36				36																
106	4 Radnor Park West, Fo kestone	5		5																		
108	1 Radnor Park Rd & 2-8 Radnor Pk Ave, F'stone	14			14																	
110	20/30 Sandgate Hill, Folkestone	28						28														
113	Former Encombe House, Encombe, Fo kestone	36					36															

SHLAA Update Note

118	82-124 Enbrook Valley, Folkestone	18	18																	
119	Land adj. Sandgate House, Sandgate Esplanade	14		14																
122a	Folk. Sch. Girls South, Coolinge La, Folkestone	25				25														
122b	Folk. Sch. Girls North, Coolinge La, Folkestone	50			25	25														
140	Springfield, Dental Street, Hythe	9		9																
142	Hythe Swimming Pool, South Road, Hythe	44										44								
144	1 Park Road, Hythe	8		8																
145	R/o 162 High Street, Hythe	5		5																
146	102 North Road, Hythe	9	9																	
147	Seven Seas, West Parade, Hythe	8	8																	
152	Seapoint Centre, Seabrook Road, Hythe	14		14																
153	Land at Princes Parade, Hythe	150					30	30	30	30	30									
154	Briarwood, 1 Blackhouse Hill, Hythe	9		9																
155	Eversley Road Recreation Ground, Seabrook	5		5																
164	Former Primary School, Seabrook Road, Hythe	13		13																
169	Seabrook Primary School, Seabrook	5				5														
171	Hotel Imperial, Princes Parade, Hythe	75	31	27	17															
177	Nickolls Quarry, Dymchurch Road, Hythe	1050				21	102	177	202	176	166	145	61							
191	Park Street Car Park, Park Street, Lydd	12		12																
195	Station Yard, Station Road, Lydd	35				20	15													
197	Land adj. Millfield, Harden Road, Lydd	6	6																	
204	Folkestone Racecourse, Westenhanger	800					70	100	100	100	100	100	100	100	100	30				
209	Former Ashford Airport, Aldington Road, Lympne	240				40	40	40	40	40	40									
215	31 Littlestone Road, Littlestone	9		9																
223	Land adj. Chaklala, Marine Parade, Littlestone	14	14																	
225	Land adj. Craythornes, Fairfield Rd, New Romney	10	10																	
229	Warehouse r/o 76 High Street, New Romney	6		6																
230	R/O Old School, Church Lane, New Romney	14		14																
232	Allotment Gardens, Church Lane, New Romney	60		30	30															
239	14-24 Gray Close, Hawkinge	62	15	15	15	17														
240	Spitfire Leisuredrome, Aerodrome Rd, Hawkinge	7		7																
241	Land adj. Siskin Close, Hawkinge	50	25	25																
244	Officers Mess, Elvington Lane, Hawkinge	70				35	35													
246b	Terlingham Village Phase 3b, Hawkinge	44	44																	

SHLAA Update Note

286	Former Coach Depot, King Street, Brenzett	11				11														
289a	Romney Marsh Potato Company, Cockreed Lane	56				30	26													
299	Bullimore Motor Repairs, Westfield Ln, Etchinghill	6	6																	
306	Kitewell Lane (S), Lydd	20	20																	
309	87-91 Sandgate Road, Fo kestone	7	7																	
312	Land r/o 27 Victoria Road, Littlestone	8	8																	
313	Foxwood Special School, Seabrook Road, Hythe	90										30	30	30						
314	Park Farm, Folkestone	118						38	40	40										
316	Hope Farm, Cowgate Lane, Hawkinge	240													40	40	40	40	40	40
317	Fishermans Beach, Range Road, Hythe	54	27	27																
322	15 Radnor Cliff Crescent, Sandgate	5		5																
328	Land fronting Main Road, 'Selling East'	120				30	30	30	30											
334	Land at Mill Lane, Hawkinge	10			10															
335	Dengemarsh Road (N), Lydd	12						12												
336	29 Shorncliffe Rd, Folkestone	5	5																	
339	Clewer House & White Lodge, Cooling Lane	14			9	5														
342	Marine Car Park, Folkestone (Seafront)	50						25	25											
344	Royal Norfolk Hotel, Sandgate High St, Folkestone	5							5											
345	Land r/o K College, Shorncliffe Road, Folkestone	54			30	24														
346	Former Gas Works Site, Ship Street, F'stone	100				50	50													
357	Folkestone West Station - Former Goods Yard	10				10														
354	Risborough and Napier Barracks, Folkestone	560									5	50	50	50	60	90	100	90	40	25
367	Burgoyne and Somerset Barracks, Folkestone	635		19	81	80	80	100	95	100	50	30								
370	Seabrook Pumping Station, Seabrook Road, Hythe	5								5										
373	NW of New Romney site, Cockreed Lane	270										30	30	30	30	30	30	30	30	30
377	7 Shorncliffe Road, Folkestone	40				40														
379	Land W of Victoria Rd, Littlestone	160												10	30	30	30	30	30	30
382	Southern Way Goods Yard, Folkestone	20							20											
383	Westbrook House and adj., Shorncliffe Rd F'stone	149		50	50	49														
388	Land SW of Canterbury Road, Hawkinge	12						12												
401	Land adj. 143 Queens Road, Littlestone	15		15																
403	Ashford Road West, New Romney	30											30							

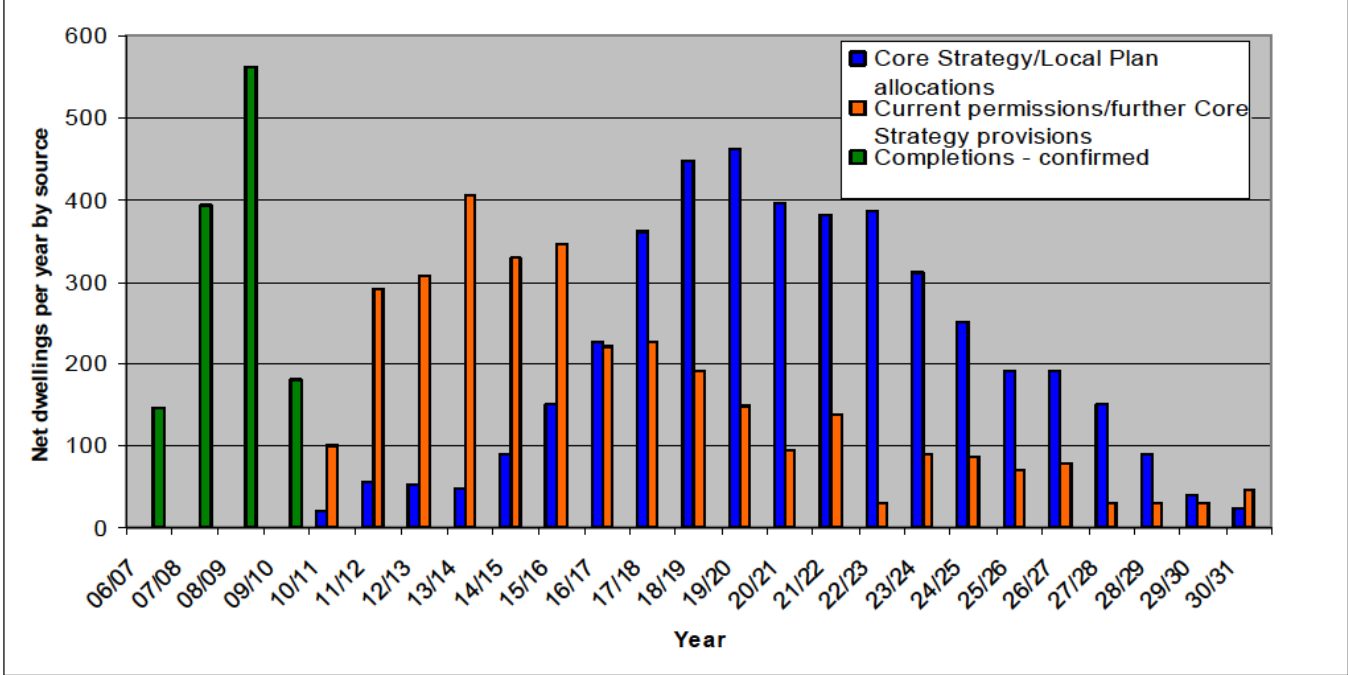
SHLAA Update Note

404	Land adj. BoB Museum, former Elvington Airfield	85							30	30	25										
405	Land adj. 26 Cooling Lane, Fo kestone	50							25	25											
407a	Land north of Pod Corner, Brookland	10							10												
408	Land at Moorstock Lane, Sellindge North	380								30	30	30	30	30	30	30	30	30	30	30	20
409	Cockreed Lane, New Romney	107										30	30	30	17						
414	Tourney Hall land, High Street, Lydd	8		8																	
415	Ashford Road East, New Romney	75						40	35												
416	Fishermans Beach (W), Range Rd, Hythe	6			6																
424	Land at Corner of Woodlands Road, Lyminge	8										8									
425c	Land at Cherry Garden Lane, Fo kestone	15						15													
430	Landscape Centre, Cockreed Lane, New Romney	14									14										
431	Old Slaughter House, Brookland	5						5													
435	Dymchurch Road (Inc. Avonlea), New Romney	10							10												
436	Land adj. Cemetry, Church Road, New Romney	9					9														
440	1&3 Jointon Road, Folkestone	8				8															
458	Highview School, Moat Farm Road, Fo kestone	50										25	25								
459	Former St Leonard's School, Hythe	22	22																		
461	Bigginwood Land, Folkestone	37					37														
464	The Firs, Firs Lane, Fo kestone	25				25															
468	Land Adj. 1 Westview Cottages, New Romney	15		15																	
470	Land adj. 9 Salisbury Rd, Folkestone	20		20																	
474	32-34 Canterbury Road, Hawkinge	6	6																		
475	82-84 Tontine Street, Folkestone	14				14															
476	Builders Yard, Windmill Street, Hythe	5					5														
477	Adj. 16 High Street, New Romney	6			6																
481	124-132 Sandgate High Street, Fo kestone	5				5															
482	Land r/o 24 High Street, Lydd	14			14																
483	102 & 104 Seabrook Road, Seabrook	6						6													
484	Land adj. Telephone Exchange, Hawkinge	5		5																	
487	The Shakespeare Centre, Fo kestone	12						12													
488	11 Littlestone Road, Littlestone	11				11															
491	The Haven, Victoria Road, Hythe	6			6																
501	73 Broadmead Road, Folkestone	8		8																	
502	Squirrels, Cannongate Road, Hythe	8		8																	
503	29 Rendezvous Street, Folkestone	8			8																

SHLAA Update Note

504	106-108 Risborough Lane, Folkestone	7		7																				
505	111-113 Dover Road, Folkestone	8		8																				
506	10-12 St Johns Street & 1 Queens St, Folkestone	9		9																				
507	Land adj. Swingfield House, Swingfield	6	6																					
508	Building adj. Grace Chapel, Grace Hill, Folkestone	14		14																				
509	106 High Street, Lydd	14	14																					
510	Employment Land, Hurricane Way, Hawkinge	46	23	23																				
511	40-42 Cheriton Road, Folkestone	7		7																				
TOTAL		8543	163	393	472	513	568	541	665	729	670	551	580	492	431	340	300	320	280	220	170	145		

The totals above have informed the LDF Core Strategy proposed submission document. Specifically, this has formed the basis for the following strategic 'trajectory':



SHLAA Update Note

This particular chart breaks down supply between past (green) and future supply (blue: shows current/future strategic allocations, and orange: sources including other current permissions).

The trajectory in the Core Strategy is the same as that resulting from the SHLAA, but with adjustments. The differences are centred on two areas:

1. The SHLAA pool of 8,543 dwellings is the same as the future Core Strategy supply expected (to meet a 350dwelling p.a. requirement); apart from a single adjustment. This is that large rural Greenfield sites that may meet the basic SHLAA suitability criteria but have not been supported²¹ at any stage in policy making have not been included. These are SHLAA sites 316, 373, 379, 408; which are now estimated to total 1,050 dwellings between the four landholdings. Plan period supply is therefore 8,543 less 1,050 plus the number of dwellings delivered within the period but previous to this SHLAA.
2. In line with PPS3, the Core Strategy has ensured that no elements of supply that may be considered as part of a broad location as set out proposed policy feature in the first 10 years of housing supply. This means that phasing of sites 289a, 328, 403, 409, 415 and 430 are grouped so that they deliver from 2023/24 or later. Later stages of delivery in these areas have been phased forward so that some sites are delivered in parallel within the broad location and the total supply remains within the period (same total).

²¹ LDF Core Strategy Preferred Options consultation in 2009 used deliverable/developable SHLAA sites, but did not support changing policy to encourage the delivery of these greenfield sites. The continuing lack of specific local policy support for these sites, was confirmed in Cabinet Report Appendix 3 Annexe 1 April 2011.

Appendix E: Economic Viability Assessment Executive Summary

EXECUTIVE SUMMARY

This summary first seeks to briefly introduce and explain the study. It then provides a quick overview of the main study findings and goes on to outline the key recommendations.

For detailed information on the study methodology, results and conclusions it will be necessary to refer to the full text and appendices that follow this summary.

Background and Introduction

- 1 In the process of considering and developing its planning-led affordable housing policies the Council commissioned Adams Integra to study the suitability of various potential policy positions – in terms of likely impact on residential development viability.
- 2 The purpose of this economic viability assessment is to contribute to a robust evidence base to support the preparation of the Council's Core Strategy, other LDF documents and any other planning policy documents relating to affordable housing.
- 3 The Government's key statement on planning for housing, Planning Policy Statement 3 (PPS3), requires local authorities to enable the bringing forward of a suitable, balanced housing mix including affordable housing. It confirms the well-established route for the principles of seeking integrated affordable housing within private market housing developments. It encourages local authorities to make best use of this approach bearing in mind their local markets and circumstances. As a part of this, PPS3 also requires local authorities to consider development viability when setting policy targets for affordable housing.
- 4 This study was therefore carried out against the backdrop of PPS3, in the context of building the evidence base for, and considering the affordable housing content of, revisited Policies for the Council's LDF. It is to be considered as part of, and alongside, the Council's developing wider evidence base, including information on the local housing market and housing needs, and information on the range of site sizes and types which are likely to come forward.
- 5 The main objectives of this study are:
 - A district-wide affordable housing viability assessment for housing delivery over the lifetime of the Core Strategy DPD.
 - A viability assessment which supports the affordable housing requirements that will be set out as policy in the emerging Core Strategy

SHLAA Update Note

DPD and other documents that will form part of the Local Development Framework.

- An assessment of potential development scenarios of sites that reflect viability in the district overall, in terms of scope to deliver the affordable housing requirements; and,
 - Consideration of specific factors that could impact significantly on the viability of schemes including residential values, Code for Sustainable Homes, other planning obligation costs, etc.
- 6 Maintaining the viability (in this sense meaning the financial health) of residential development schemes is crucial to ensuring the release of sites and thus a continued supply of housing of all types. The study addresses only affordable housing that is required to be provided within market housing schemes. This is through the existing established approach of setting site size thresholds (point(s) at which affordable housing policy is triggered) and proportions (percentages) of affordable housing to be sought at those points.
- 7 The study is based on carrying out a large number of developer-type appraisals. These use well-established “residual land valuation” techniques to approximate the sums of money which will be left available for land purchase once all the development costs, including profit requirements, are met (hence “land residual”). The appraisals are based on a widely applied calculation structure, common also to tools such as the Homes and Communities Agency (HCA) Economic Appraisal Tool.
- 8 The basic study methodology is settled and tested, having been used in a wide range of local authority areas for this purpose. The assumptions, detail and particular application of calculations are varied to ensure local relevance. We make an appropriate strategic overview, as fits the LDF process, in a way that is both influenced by, and feeds back out to, the local characteristics and approach.
- 9 We vary the affordable housing assumptions across the range of appraisals. The outcomes inform our judgements on the likely suitability of various policy positions from a viability viewpoint. Having fixed development costs and profit requirements, we can see the impact on development viability caused by variations to the amount and type of affordable housing. We can also consider the impact of variations to a wide range of other assumptions, as the study sets out.
- 10 Two of the key ingredients to ensuring viable development are sufficient land value created by a development (relative to existing or alternative use values, and/or perhaps to an owner’s particular circumstances) and adequate developer’s profit in terms of risk reward and the profile of a scheme from a

SHLAA Update Note

funder's point of view. Throughout the appraisals we maintain developer's profit whilst reviewing the scope to create land value depending on the affordable housing and other assumptions considered, and as those vary.

- 11 Affordable housing impacts development viability mainly because it usually provides a significantly reduced level of revenue to the developer compared with market level sales values. Essentially it is viewed as a scheme cost, therefore, which is largely passed on to the landowner by way of reduced land value. It is these dynamics that we explore through this study, in considering the implications of a wide range of factors and costs on market residential development viability and its ability to provide affordable housing.
- 12 In considering all of this, we are looking for suitable policy targets, based on an appropriate balance between the opposing tensions of affordable housing need levels and scheme viability.

Property Market characteristics and Viability Findings

- 13 Before commencing work on appraisals, Adams Integra researched the local residential property market to inform a range of appraisal assumptions, and to help set the context for considering the outcomes. This research is included within our Property Values Report, which is to be found at Appendix III to the full study document. That includes market commentary.
- 14 Through the run up to the study period, relatively poor property market conditions prevailed off the back of the economic recession triggered in late 2007. Whilst during the study period we have seen more mixed signs, and increased stability, there is still a significant degree of uncertainty around the market owing to the continued weak economic backdrop. This market uncertainty continues at the point of publishing this report.
- 15 In tune with the strategic overview needed through this study, we have considered a broad range of open market property sales value levels (house prices) that could relate to and drive new build housing schemes in Shepway District – as may be seen with varying location and/or through time with varying market conditions.
- 16 This exercise led to the formation of 7 ascending Value Points (numbered 1 to 7) in all, to describe the overall range of assumptions on values; i.e. from £1,600/m² (about £149/ft²) to £4,000/ m² (about £372/ft²).
- 17 Within these, Value Points 2 to 6 covered the extremes of the range typically seen at the point of the study; i.e. £2,000/m² (about £186/ft²) to £3,600 (about £335/ft²). Beyond this key part of the range, the wider value levels represent additional sensitivity analysis (scenario testing) in the event of greater market falls/rises, for example.

SHLAA Update Note

- 18 The study acknowledges that local variations in value levels are going to be key to site specifics, but this wider approach sets a background for that level of consideration and is appropriate for strategic policy development.
- 19 Reviewed alongside the wide range of factors considered and also treated as variables within the range of study assumptions (for example including wider planning obligations, affordable housing mix, grant funding, sustainability, developers profits and land values) overall the results create a mixed picture of development viability. This includes scenarios where typically strong local values often produce good viability outcomes, but also where lower values and/or increased overall burdens on schemes reduce what they are likely to support by way of planning obligations packages.
- 20 We consider that in the overall context of the district - with varying values - and assuming variable market conditions over the LDF period a 30% headline would be a sufficiently challenging and appropriately pitched target generally. A range of other requirements needs to be considered alongside affordable housing. Beyond this level, any target would be potentially too ambitious in our view – given the range and direction of wider planning obligations and other development costs. Adding to this picture, affordable housing provision needs to be about quality and mix, and not just numbers.
- 21 Our resulting focus is around a headline of 30% affordable housing, as a target level. To accompany this and act as a balancing factor, we consider there to be important scope to firm up on an approach which seeks affordable housing from a wider range of schemes through lowered thresholds universally.
- 22 We also give support to the potential for using carefully judged financial contributions for affordable housing as an additional enabling tool, particularly from the very smallest schemes.
- 23 In addition we start exploring the potential for uncomplicated Greenfield sites to potentially bear an increased proportion of affordable housing alongside other planning obligations measures – perhaps up to 40% as a target. We leave open this scope, which would need to be considered further in respect of the opportunities presented by early engagement with landowners, developers and others on particular schemes – once more is known about the characteristics, likely timing/phasing and constraints of those. As in all cases, any increased scope would be subject to wider planning objectives, meeting balanced communities objectives and to viability.

SHLAA Update Note

Overview of main Recommendations

- 24 A **headline affordable housing target of 30% applicable to schemes of 15 or more dwellings**.
- 25 **Scope for the Council to consider and potentially target increased affordable housing provision (up to 40%) for uncomplicated Greenfield scenarios** where an opportunity for early engagement and greater scope for guiding the form of development exists.
- 26 The **potential to lower the threshold** to include schemes in the range 1 to 14 dwellings (or across a part of that range) could also be considered for policy development.
- 27 **We recommend not setting an on-site affordable housing threshold lower than 5 dwellings**. If they are to be brought within policy scope, then we recommend the Council considers a financial contributions approach for that group of schemes (1 to 4 new dwellings).
- 28 An equivalent proportion of not more than 10% for use with a financial contributions approach for sites fewer than 5 dwellings, if those are included within the policy scope.
- 29 In any event a **financial contributions approach could be a useful additional enabling tool for the Council as part of its overall approach**, especially during periods (as at present), of uncertain grant funding (HCA or other investment).
- 30 **As a starting point, an on-site affordable housing target proportion of 20% (not more) appropriate to schemes of 5 to 14 dwellings**, if included within the policy scope.
- 31 **A target affordable housing tenure mix not set more towards affordable (social) rented tenure than 70% affordable rented; 30% suitable intermediate tenure**; not for rigid site by site application, but in terms of setting the overall expectations and guiding delivery.
- 32 In all cases the **policy positions should be set out as clear targets**, to help inform land value expectations and form the basis for a continued practical, negotiated approach.
- 33 Policy wording will **need to acknowledge the relevance of considering development viability** on case specifics.
- 34 The Council will **need to consider the mathematical subtleties of its selected approach** – for example, how numbers rounding and net/gross (new dwellings numbers) application affects the working of the policy

SHLAA Update Note

positions, particularly for smaller sites where such factors will tend to have a greater influence on outcomes. We **encourage the Council to illustrate how the policies would be applied to the smaller sites** - especially those of fewer than 5 dwellings – again for clarity.

Executive Summary ends