

Core Strategy Review - Inspectors' Action Points

**Matter 5, Point 2 – Strategy for the Urban Area -
Policy SS10: Folkestone Seafront**

17 January 2021

Core Strategy Review Examination – Inspectors’ Action Points

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Matter 5, Point 2 – Strategy for the Urban Area - Policy SS10: Folkestone Seafront

1. Introduction

- 1.1. During the hearing session for Matter 5, Strategy for the Urban Area, the council undertook to review Policy SS10: Folkestone Seafront.
- 1.2. Proposed modifications were identified to address the following:
 - Changes to the Use Classes Order (2020);
 - Affordable housing requirement; and
 - Water efficiency standards.
- 1.3. Proposed modifications to Policy SS10 addressing these points are set out in Appendix 1 to this note.

Appendix 1: Proposed Modifications to Policy SS10:

Folkestone Seafront

Policy SS10

Spatial Strategy for Folkestone Seafront

Folkestone Seafront is allocated for mixed-use development, providing up to 1,000 homes, in the region of 10,000 sqm of floorspace comprising small shops, ~~and~~ retail services ~~and (A use classes)~~, offices (~~within~~ class ~~E B4~~) and other community and leisure ~~uses (whether sui generis or within classes C1, D1, D2 and sui generis) uses~~; together with beach sports and sea sport facilities and with associated and improved ~~on-site~~ and off-site community and physical infrastructure.

Planning permission will only be granted where:

- a. Proposals clearly support the delivery of planned incremental redevelopment for a distinctive, unique and high-quality seafront environment, with a mix of uses providing vitality for the whole site and Folkestone.
- b. The proposals directly contribute to the regeneration of Folkestone by reconnecting the town centre to the Seafront, and enhancing the attractiveness of Folkestone and its appeal as a cultural and visitor destination, complementary to the Creative Quarter and existing traditional maritime activities.
- c. Development is appropriately phased to ensure benefits can be fully realised, with infrastructure improvements delivered at appropriate stages to ensure on-and off-site facilities are available to create a sense of place and community and to manage environmental improvements in relation to infrastructure capacity.
- d. Sufficient contributions are made to highways, public transport and parking arrangements to provide sustainable connectivity between the Seafront development, the town centre and central and eastern Folkestone, including improved pedestrian, cycle and bus links and according with SS5.
- e. Appropriate financial contributions are provided to meet additional school pupil places generated by the development.
- f. Design is of very high quality, preserving the setting of the key heritage assets and archaeological features of the site, sympathetic to the landscape and coastal character of the area including the retention of the Inner Harbour Bridge.
- g. The layout is planned to achieve sufficient ground floor active/commercial uses in and around the Harbour and at the Pier Head Quarter to ensure a sense of vitality can be maintained, fully utilising the setting, and also featuring a central avenue and a range of open and enjoyable coastal environments.
- h. Development delivers 300 affordable housing dwellings for central Folkestone, subject to viability (or if the total residential quantum is less than 1,000 units, a ~~22~~ 30 per cent contribution).
- i. Residential buildings achieve a minimum water efficiency of ~~110~~ 90 litres/person/day. All development must be designed and constructed to achieve

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high standards of environmental performance, and buildings should be designed to allow convenient waste recycling.

- j. All development is located within the site in accordance with national policy on the degree of flood risk and compatibility of specific use and, where necessary, includes design measures to mitigate flood risk.
- k. Development proposals include an appropriate recreational access strategy to ensure additional impacts to Natura 2000 site(s) are acceptably mitigated, in accordance with policy CSD4.

Any detailed planning application submitted in relation to any of the site will only be granted if it is supported by and consistent with either:

- A masterplan for the whole site produced in line with this policy, or
- An outline/detailed planning application for the whole site that provides satisfactory masterplanning in line with this policy, including phasing proposals and necessary viability assessments.

Masterplanning for the site should accord with the core principles shown in Figure 4.6.