

FHDC EX058

Core Strategy Review - Inspectors' Action Points

**Matter 5, Point 3 - Shorncliffe Garrison,
Folkestone – Build-out Rate**

15 January 2021

Matter 5, Point 3 - Shorncliffe Garrison Build-out Rate

Contents

Shorncliffe Garrison, Folkestone 1

 Build-out of 1,200 dwellings 1

 Delivery of development to start of plan period 2

Matter 5, Point 3 - Shorncliffe Garrison Build-out Rate

Shorncliffe Garrison, Folkestone

- 1.1. Shorncliffe Garrison, Folkestone is allocated for a total of 1,200 homes in Core Strategy Review Policy SS11.
- 1.2. The Inspectors for the Core Strategy Review examination have sought further information on when the 1,200 dwellings allocated at Shorncliffe Garrison will be built-out and what annual housing completions have been recorded at Shorncliffe Garrison to the start of the plan period.

Build-out of 1,200 dwellings

- 1.3. The total number of dwellings recording as completed on the site prior to the commencement of the plan period was 233. Therefore there is an outstanding total of 967 dwellings to be completed during the plan period (from 2019/20 to 2036/37).
- 1.4. The housing trajectory for the build-out of Shorncliffe Garrison, as presented in Matter 8, was shared with the council by the developer Taylor Wimpey. The council's Housing Information Audit for 2019/20 (the first year of the plan period) recorded delivery of 61 dwellings and the completion of the 294 dwellings (phase 1) granted detailed permission under the hybrid application (Y14/0300/SH) – (233 plus 61).
- 1.5. A further 167 dwellings were recorded as being under construction during the audit (Y16/1266/SH – 127 dwellings and Y17/0248/SH - 40 dwellings). These figures are broadly consistent with, and give confidence to, the developer's anticipated housing trajectory.
- 1.6. A further four Reserved Matters applications (18/1624/FH – 8 dwellings; 19/0854/FH – 44 dwellings; 20/0408/FH - 24 dwellings; 19/0318/FH - 355 dwellings) have been approved by the council, totalling 431 dwellings. Overall, this equates to 892 dwellings either built-out or with detailed planning consent - or approximately 74 per cent of the strategic allocation (see FHDC EX055).

Matter 5, Point 3 - Shorncliffe Garrison Build-out Rate

1.7. The developer’s trajectory anticipates that the strategic allocation at Shorncliffe will be fully built out by 2029/30, well within the plan period.

Delivery of development to start of plan period

1.8. Development commenced at Shorncliffe Garrison in 2016. To date annual housing completions have been recorded as set out in Table 1 below.

Monitoring year	Completions during year
2016/17	54
2017/18	60
2018/19	119
Total	233

Table 1: Shorncliffe Garrison, housing completions to start of plan period