

# Core Strategy Review - Inspectors' Action Points

Matters 5 and 6 - Shorncliffe Garrison,  
Folkestone and New Romney Broad Location

11 January 2021



**Matters 5 and 6 - Shorncliffe Garrison and New Romney Broad Location**

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## **Shorncliffe Garrison, Folkestone**

### **Permissions, dwellings under construction and complete**

1.1. Shorncliffe Garrison, Folkestone is allocated for a total of 1,200 homes in Policy SS11. Planning permissions are as set out in Table 1 below.

<b>Part of site</b>	<b>Planning application</b>	<b>Status (number of dwellings)</b>		
		<b>Permitted not started</b>	<b>Under construction</b>	<b>Complete</b>
Total site	14/0300/SH – Hybrid application for redevelopment up to 906 dwellings. Full application for 294 dwellings. Total – 1,200 dwellings.			294
Somerset Barracks (eastern parcel of site)	16/1266/SH – Reserved matters application for the construction of 127 dwellings.		127	
Land adjoining 27 Cheriton Court ('Northern Training Area')	17/0248/FH – Reserved matters application for the construction of 40 dwellings		40	
Burgoyne House, West Road ('The Nursery')	18/1624/FH – Reserve matters application for the construction of 8 dwellings	8		
The Stadium, Aldridge Road (Officers' Mess Building)	19/0854/FH – Reserve matters application for the construction of 44 dwellings – Phase 2A Officers' Mess	44		
	20/0408/FH – Reserve matters in relation to Officers' Mess only	24		
Burgoyne Barracks North and Napier Barracks	19/0318/FH – Reserved matters, consented September 2020	355		
<b>Total</b>		<b>431</b>	<b>167</b>	<b>294</b>
<b>Remaining part of 14/0300/SH in outline only</b>		<b>308</b>		

*Table 1: Shorncliffe Garrison, Folkestone – Planning Status*

## **Matters 5 and 6 - Shorncliffe Garrison and New Romney Broad Location**

- 1.2. A hybrid application has been granted permission for the whole site, comprising 294 dwellings in full and 906 dwellings in outline, totalling 1,200 dwellings. Of this permission, the full permission for 294 dwellings has been completed.
- 1.3. From the 906 dwellings allowed for in the outline permission, 598 dwellings have been granted reserved matters permissions (Somerset Barracks, Northern Training Area, The Nursery, Officers' Mess, Burgoyne Barracks North and Napier Barracks). Of these reserved matters permissions 167 dwellings are under construction and 431 are not started.
- 1.4. This leaves 308 dwellings remaining with outline permission only from the original hybrid permission 14/0300/SH.
- 1.5. In terms of percentages, this means that of the total allocation of 1,200 dwellings at Shorncliffe Garrison approximately:
  - 24 per cent is complete;
  - 14 per cent is under construction;
  - 36 per cent has detailed permission (not started); and
  - 26 per cent has outline permission only.

## Matters 5 and 6 - Shorncliffe Garrison and New Romney Broad Location

### New Romney Broad Location

#### Permissions, dwellings under construction and complete

2.1. New Romney Broad Location is allocated for a total of 300 homes in Policy CSD8. Planning permissions are as set out in Table 2 below.

Part of site	Planning application	Status (number of dwellings)		
		Permitted not started	Under construction	Complete
Marsh Potato Company (north eastern part of site)	10/0698/SH – Outline permission for 55 dwellings			55
	15/0710/SH – Reserved matters permission for 55 dwellings			
Land by Cockreed Lane and Rolfe Lane (Land opposite Dorland) (eastern part of site)	15/0164/SH – Outline permission for 110 dwellings	1	32	85
	17/0674/SH – Reserved matters permission for 109 dwellings			
	19/0048/FH – Redesign of plots of 17/0674/SH; additional 9 dwellings added totalling 118 dwellings			
Land adjoining Hope All Saints Garden Centre (south western part of site)	18/1404/FH – Outline permission for 117 dwellings	117		
Hope All Saints Garden Centre (site to north west not within outline 10/0698/SH)	19/1275/FH – Detailed application for 25 dwellings – not yet determined			
<b>Total</b>		<b>118</b>	<b>32</b>	<b>140</b>

Table 2: New Romney Broad Location – Planning Status

## **Matters 5 and 6 - Shorncliffe Garrison and New Romney Broad Location**

- 2.2. The New Romney broad location has been parcelled into a number of different sites. Sites to the north and east are either complete or are under construction. Sites to the west have permission in outline (Land adjoining Hope All Saints Garden Centre) or the developer has submitted a detailed application which has not yet been determined (Hope All Saints Garden Centre).
- 2.3. If dwellings with outline planning permission, dwellings under construction and dwellings completed are totalled, 290 dwellings of the allocation of 300 are accounted for. If the planning application at Hope All Saints Garden Centre not yet determined (19/1275/FH) is granted permission, the allocation of 300 would be slightly exceeded, yielding a total of 315 dwellings.
- 2.4. In terms of percentages, of the total allocation of 300 dwellings at the New Romney broad location approximately:
- 47 per cent is complete;
  - 11 per cent is under construction;
  - 39 per cent has outline planning permission; and
  - 3 per cent has no planning permission (full or outline).