

**Folkestone and Hythe District Council – Core Strategy Review**

**Examination Hearings**

**Matter 5 – Strategy for the Urban Area**

**Thursday 17 December 2020 9:30am**

**AGENDA**

Whether the strategy for the Urban Area is justified, effective and consistent with national policy.

**Relevant policies – SS1, SS10, SS11, CSD6 and CSD7**

**1. Urban Area overall (Policy SS1 and Table 5.1)**

- Overview and basis for strategy for Urban Area
- Role of Places and Policies Local Plan in allocating sites
- Impacts on Strategic Road Network and need for mitigation – Statement of Common Ground and current position with Highways England

**2. Folkestone Seafront (Policy SS10)**

- Status of site in terms of planning permissions – outline and extent of reserved matters
- Progress on site and implementation of permissions
- Purpose of and need for Policy SS10 in light of above
- Basis for scale and range of development referred to
- Implications of recent changes to Use Classes Order in particular new Class E
- Infrastructure requirements and developer contributions – planning obligations and conditions in place
- Affordable housing requirements in light of viability evidence on scheme and Policy CSD1
- Justification for water efficiency standard of 90 litres/person/day (see PPG and optional higher standard of 110 litres/person/day)
- Anticipated delivery of housing – timescales and annual rates, housing trajectory
- Need for main modifications

**3. Shorncliffe Garrison (Policy SS11)**

- Status of site in terms of planning permission
- Progress on site and implementation of planning permission
- Purpose of and need for Policy SS11 in light of above
- Basis for scale and range of development referred to
- Infrastructure requirements and developer contributions – planning obligations and conditions in place
- Affordable housing requirements in light of viability evidence on scheme and Policy CSD1
- Justification for water efficiency standard of 90 litres/person/day (see PPG and optional higher standard of 110 litres/person/day)
- Anticipated delivery of housing – timescales and annual rates, housing trajectory

- Need for main modifications

**4. Central Folkestone Strategy (Policy CSD6)**

- Overview and basis for strategy
- Delivery and implementation including role of the Places and Policies Local Plan
- Need for main modifications

**5. Hythe Strategy (Policy CSD7)**

- Overview and basis for strategy
- Delivery and implementation including role of the Places and Policies Local Plan
- Former Nickolls Quarry site – planning status and need for inclusion in policy/allocation?
- Need for main modifications