

Folkestone and Hythe District Council – Core Strategy Review

Virtual Examination Hearings

Matter 7 – Strategy for the North Downs Area

**Overall Strategy for North Downs Area and
New Garden Settlement**

**Tuesday 5 January 2021 9:30am and continuing
Wednesday 6 January 2021 9.30am**

AGENDA

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

N.B. the detailed timings below are indicative and will depend on progress with the agenda items. Thursday 7 January is set aside as a reserve day should the session need to continue.

Relevant policies – SS1 and SS6-SS9

Tuesday 5 January morning session 9.30

1. North Downs Area overall (Policy SS1)

- Overview and basis for strategy
- Approach to different settlements and role of Places and Policies Local Plan in allocating sites etc.
- Approach to development within the Kent Downs AONB

2. New Garden Settlement

A. The principle

- Potential for development needs to be met within or adjoining existing settlements and more dispersed pattern of development
- Options for location of single area of strategic scale growth, how considered and factors taken into account– Growth Options Studies etc.
- Justification for choosing preferred option

B. The scale and mix of development proposed

- Overview of scale and mix of development
- Basis and justification for housing numbers and relationship between development in plan period and longer term
- Basis and justification for employment development and relationship with housing growth and District wide needs
- Retail and main town centre uses (type and scale)
- Other uses

Tuesday 5 January afternoon session 14.00

C. Effect on the setting of the Kent Downs AONB

- Assessments/evidence base – methodology, conclusions and concerns
- How this has informed land use design principles and masterplanning
- Need for and practicalities of achieving landscape mitigation

D. Effect on the natural environment/biodiversity

- Potential on site effects and mitigation
- Potential wider effects including on European sites
- Stodmarsh European site / River Stour – Natural England’s concerns, need for further work and implications for HRA etc.

E. Effect on heritage assets

- Potential effects on heritage assets and their settings
- How these will be addressed and mitigated

Wednesday 6 January morning session 9.30

F. Transport issues

- Effect on road network/junctions and need for mitigation – evidence, funding, delivery and timing of mitigation
- Upgrade to Westenhanger Rail Station and High Speed services
- Improvements/extensions to bus services
- Sustainable travel modes within the New Garden Settlement

G. Other infrastructure needs and delivery including funding and timing

- Education
- Health care
- Sport, play and open space
- Retail/main town centre uses (delivery/phasing)
- Other community uses
- Water supply and waste water infrastructure
- Other issues relating to infrastructure

H. Viability and delivery

- Evidence of the viability of the proposal including in relation to infrastructure needs and specific policy requirements
- Delivery mechanisms and funding
- Constraints to delivery and how they will be overcome
- Phasing and relationship between development and necessary infrastructure
- Housing trajectory – lead in time and annual rates of completions
- Progress to date – planning application, developer interest, land ownership etc.
- Longer term management and governance

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I. Detailed policy requirements/criteria

Policy SS6

- Affordable housing and tenure and size mix
- Nationally Described Space Standards
- Wheelchair User and Accessible and Adaptable dwellings
- Self-build and custom build homes
- Other policy criteria

Policy SS7

- Landscape led approach
- Town centre
- Village neighbourhoods
- Townscape and heritage assets
- Sustainable access and movement

Policy SS8

- Justification for water efficiency standard of 90 litres/person/day (see PPG and optional higher standard of 110 litres/person/day)
- Other principles for a sustainable new town
- Principles for a healthy new town

Policy SS9

- Principles and criteria set out in Policy SS9 not covered earlier

J. Main modifications

- Main modifications suggested by the Council (Statements of Common Ground)
- Other main modifications required?